

Public Housing Division

Moving To Work Program Annual Plan for Fiscal Year 2013

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B. OVERVIEW

During Fiscal Year 2013, the AHFC Public Housing Division (AHFC) will continue to address a range of Moving to Work (MTW) activities that it proposed in its FY 2010, 2011, and 2012 plans. AHFC is proposing three new MTW initiatives in this year's plan: (1) use of MTW Administrative Fee dollars to administer transitional rental assistance to youth aging out of foster care; (2) revision of its points-based preference system with a set-aside of Housing Choice Voucher assistance for victims of domestic violence; and 3) reduced income limits for all other voucher and public housing applicants. A more complete discussion is found in Section V, Proposed MTW Activities.

Most significant in this year's plan is a non-MTW activity, an amendment of its current points-based preference system. It is discussed in Section III, Non-MTW Related Information. Staff has addressed this issue in a number of forums and looks forward to public comment on its proposal.

A mandate of the AHFC/HUD MTW Agreement is that AHFC address the issue of rent reform. Over the next few months, AHFC will examine rent simplification methods for both its Public Housing and Housing Choice Voucher programs. Several excellent models have already been developed by other MTW housing agencies with a longer history in MTW. Whatever plan is devised, it will require an amendment to this plan, including a public hearing and board approval. Further discussion can be found in Section IV of the Plan dealing with AHFC's Long Term MTW Vision.

As of the publication date of this Plan, HUD has not yet provided AHFC with its actual 2012 funding year budgets.

C. PROPOSED FY2013 MTW ACTIVITIES

No.	Initiative Name
2011-2	Local Payment Standards
2013-1	Youth Aging Out of Foster Care
2013-2	Empowering Choice Housing Program
2013-3	Income Limits

D. FY2013 NON-MTW ACTIVITIES

No.	Initiative Name
2010N-5	Revision to the Preference System

E. AHFC BUSINESS ACTIVITIES

Table 1 - Public Housing Programs

Program Name	Program Name
Capital Fund Program	Nonelderly Disabled Voucher Program
Energy Conservation Retrofit	Public Housing Program
Family Self-Sufficiency Program	Resident Services Program Grants
Gateway Literacy Program	Section 8 Moderate Rehabilitation Program
HCV Homeownership Program	Section 8 Multifamily Housing Program
Housing Choice Voucher Program	Veterans Administration Supportive Housing
Public Housing Replacement Housing Factor Fund Program	Service Coordination for Public Housing and Section 8 Multifamily Programs

Table 2 - Energy Programs

Program Name	Program Name
Builder & Rater Education Program	Low-Income Home Energy Assistance Program (LIHEAP)
Building Energy Efficiency Standard (BEES)	Research Information Center (RIC)
Consumer Education Program	State Energy Plan (SEP)
Low-Income & Enhanced Weatherization Program	Supplemental Housing Development Program

Table 3 - Grant Programs

Program Name	Program Name
Grant Match Programs <ul style="list-style-type: none"> • HUD Continuum of Care Programs • Supportive Housing • Shelter Plus Care Program • USDA Housing Preservation Grant 	GOAL Program - Rental Housing Development <ul style="list-style-type: none"> • Low-Income Housing Tax Credit Program • Senior Citizens Housing Development Program
HOME Investment Partnership Act Programs <ul style="list-style-type: none"> • Home Opportunity Program (HOP) • Owner-Occupied Rehabilitation Program (ORP) 	HUD Technical Assistance Grants <ul style="list-style-type: none"> • HOME Technical Assistance • Supportive Housing Technical Assistance
Housing Opportunities for Persons with AIDS (HOPWA)	Teacher, Health, & Public Safety Housing Programs
Special Needs Housing Program	Homeless Assistance Program

Table 4 - Loan Programs

Program Name	Program Name
Affordable Home Ownership Guaranteed Loan Program	Rural Building Material Loan Program
Affordable Housing Enhanced Loan Program	Rural Housing Initiative Pilot Program
Assistance Provider Interest Rate Reduction Program	Rural Non-Owner-Occupied Loan Program
Association Loan Program	Rural Owner-Occupied Loan Program
Federally Guaranteed/Insured Multi-Family Mortgage Program	Rural Public Service Rental Housing Program
Home Ownership Assistance Fund Loans	Rural Small Building Material Loan Program
Interest Rate Reduction for Energy Efficiency	Second Mortgage Program
Interest Rate Reduction for Low-Income Borrowers	Senior Housing Loan Program
Loans to Sponsors Program	Streamlined Refinance Loan Program
Mobile Home Program	Taxable Loan Program
Multi-Family Loan Purchase Program	Tax-Exempt Loan Program
Multi-Family, Special Needs, & Congregate Housing Loan Program	Teacher and Health Professional Housing Program
Non-Conforming Loan Program	Veterans Mortgage Program

II. GENERAL OPERATING INFORMATION

A. HOUSING STOCK INFORMATION

AHFC owned and operated 1,265 Public Housing units at the start of FY2012. Five (5) units are currently HUD-approved non-dwelling units used for various resident services and self-sufficiency programs: three in Anchorage; one in Juneau, used as a computer lab and Family Self Sufficiency hub; and one in Sitka, used for resident activities at the Swan Lake Terrace elderly development. A demolition application was approved to demolish three (3) units on Boston Street. This reduces AHFC's inventory to 1,257 as of July 1, 2012. The MTW Agreement and Plan encompasses the entire public housing inventory.

Before the fiscal year end on June 30, 2013, AHFC will submit a development application to HUD to demolish and rebuild 32 units from AMP 274, Anchorage East. In FY 2013, as part of the same development plans, AHFC will propose to demolish an additional 16 units in AMP 271, Anchorage South. All the units will be replaced at a one for one ratio. Replacement units are not projected for completion until early in FY 2014.

AHFC has also been asked by members of the legislature about development options on a nine acre parcel AHFC owns on Kodiak Island. Since a recent increase in U.S. Coast Guard personnel, vacancy rates in Kodiak are less than one percent. The AHFC lot is steep and located on bedrock making utility upgrades expensive. No funding sources are currently available to pursue development of the site. If access to financing were available, AHFC would consider using its Faircloth subsidy to ensure affordability to low income residents.

A.1 MTW PUBLIC HOUSING INVENTORY

Table 5 - Public Housing Units Available 07/01/2012

	Units on 07/01/2012	Projected Deletions during FY13	Projected Additions during FY13	Projected Unit Count 06/30/2013
Anchorage	505			458
AMP 271*		-16	1	
AMP 274**		-32		
Bethel	117		0	117
Cordova	16		0	16
Fairbanks	165		0	165
Juneau	206		0	206
Ketchikan	73		0	73
Kodiak	40		0	40
Nome	33		0	33
Sitka	43		0	43
Valdez	7		0	7
Wasilla	32		0	32
Wrangell	20		0	20
Subtotal	1,257	-48	+1	1,210
Nondwelling	5			
Gateway LC***		-2		3
Total	1,262	-50	+1	1,213

*The 16 deletions represent the proposed demolition. The one additional unit is from the Gateway conversion.

**The 32 units represent the demolition at San Roberto.

*** In FY2013, the Gateway Learning Center, currently occupying three units at the Park View family property will move into the relocated Anchorage Family Investment Center. The three units will be then be converted into one (1) dwelling unit, one (1) permanent office space which will be removed from the ACC, and one (1) resident services space for after school programs at Parkview Manor.

A.2 PLANNED SIGNIFICANT CAPITAL EXPENDITURES BY DEVELOPMENT

AHFC does not have any planned capital expenditures for a development that will exceed 30 percent of AHFC's total budgeted capital expenditures for the fiscal year.

Table 6 - Capital Projects Funded with CFP & RHF Funds

CFP – Capital Fund Program; RHF – Replacement Housing Factor

Fund Name	Expended	Balance	Proposed Work for FY13	Estimated Cost
FY07 CFP/RHF	\$2,460,234	\$180,488	San Roberto redevelopment	\$180,488
FY08 CFP/RHF	\$2,623,070	\$160,194	San Roberto redevelopment	\$160,194
FY09 CFP/RHF	\$1,849,607	\$762,928	EM Site & Dwelling; A&E Fees; San Roberto redevelopment	\$166,745
FY10 CFP/RHF	\$75,328	\$2,887,882	Anch Site & Dwelling upgrades; A&E Fees; Operations	\$800,000
FY11 CFP/RHF		\$2,902,308	Anch Site & Dwelling upgrades	\$775,000
FY12 CFP/RHF		\$2,401,040	TBD	
FY13 CFP/RHF		\$2,215,118	TBD	
Total	\$7,008,239	\$11,509,958	Total FY13 Proposed Work	\$2,082,427

A.3 NEW PUBLIC HOUSING UNITS BY DEVELOPMENT

AHFC is planning to return one ACC non-dwelling unit to dwelling status once the Gateway Learning Center has relocated to the new Anchorage FIC building. AHFC is working with a consulting firm to determine the bedroom sizes, types, and accessible features for the replacement units.

AMP 274, Anchorage East

AHFC is also working on a plan to add additional rental units to Anchorage AMP 274. At this time, the plan is in development, subject to land acquisition through the Neighborhood Stabilization Program, Phase 3. Approximately \$5 million was made available to the Public Housing Division through a public process including Board of Directors' approval. The goal is acquisition of vacant land in select cities across the state for development of affordable housing. A solicitation from the Planning and Program Development Department resulted in one viable offer – a 6.5 acre parcel in the Mountain View neighborhood of Anchorage. AHFC has since executed a purchase agreement. A concept drawing is now underway for further discussion with community stakeholders.

San Roberto Redevelopment

AHFC currently owns ten buildings containing two- and three-bedroom apartments, totaling 40 units. These buildings were constructed in the early 1970s with “daylight basement” units on the bottom floor. With support from the Municipality of Anchorage, AHFC has proposed to HUD that it demolish the units due to significant deterioration and engineering estimates that renovation exceeds 80 percent of replacement costs. The conceptual drawings for the replacement units will reposition the off-street parking, remove current plat

lines to create a row house design, and remove street-side dumpsters with individual trash receptacles. The visual impact from the changes should result in a substantial improvement to the immediate community.

In FY2011, AHFC received legislative authorization to use the HUD Capital Fund Financing Program for tax-exempt bond financing. This will augment \$2.3 million of corporation receipts and other federal resources to redevelop properties in East Anchorage's Russian Jack neighborhood.

As part of the first phase of development, 40 units are proposed for demolition during FY13. Thirty two units from AMP 274 and an additional 16 units from AMP 271, Anchorage South, will be part of this demolition. Redevelopment of the properties is anticipated to occur through several phases, contingent on construction financing. All of the other units referred to in the San Roberto redevelopment will be replaced on a one-for-one basis. Board approval for submittal of a demolition application was granted at the March 9, 2012 meeting. The Municipality of Anchorage provided AHFC a letter of endorsement for the demolition and redevelopment. The proposed demolition is included in Table 5.

Using the *de minimis* demolition process, where fewer than five units are affected, AHFC demolished a three-plex unit in Anchorage due to substantial degradation of the structure. AHFC then sought permission to rezone the property from the Municipality of Anchorage, Planning and Zoning Commission, to enable construction of a four-plex, with fewer total bedrooms than the former structure. The Commission refused to rezone the property. For code-related reasons, AHFC does not wish to rebuild a three-plex and may instead seek HUD permission to dispose of the property through a fair market price sale.

A.4 PUBLIC HOUSING UNITS REMOVED BY DEVELOPMENT

AMP 263, Valdez

AHFC is exploring the feasibility of a HUD Voluntary Conversion application to convert the units from public housing to project-based voucher subsidy. The Valdez Arms consists of only seven family housing units; construction of these units was completed in late 1999. Management and maintenance costs exceed income from rent and subsidy, which is made up through fungibility between the AHFC budgets for operations and the federal Capital Fund – available through MTW block grant authority. AHFC is exploring other Valdez options as well, including a proposed staffing collaboration with the North Pacific Rim Indian Housing Authority, but nothing concrete has yet resulted from the dialog. If no long term solution exists, AHFC may be forced to consider disposition of the property.

AMP 271, Anchorage South

The building at 624 West International Airport Road was purchased as part of an acquisition of public housing properties. AHFC's Anchorage Family Investment Center was housed at the location until July 2012 when staff moved to a new building acquired for those purposes. Due to location, configuration, and physical limitation issues, AHFC does not intend to

repurpose this building for public housing use. Its transfer to the Central Office Cost Center enables AHFC to investigate solutions including rental or sale of the building.

AHFC requested permission from the U.S. Department of Housing and Urban Development to investigate usage alternatives, release HUD's declaration of trust, and reassign it to AHFC's Central Office Cost Center. In addition, AHFC requested an exemption from HUD regulations requiring AHFC to reimburse the federal government for its percentage of participation in the cost of the original purchase. On December 11, 2012, AHFC received permission to begin those activities subject to the following conditions:

- AHFC's Board of Directors must approve the proposed disposition activities;
- AHFC must include the disposition activity in its annual plan; and
- If sold within ten years of the date of the letter, AHFC must use the proceeds from the sale of building for low-income housing purposes.

The building is currently assigned to AMP271, and its maintenance and utility costs pose a financial hardship for the AMP. At this time, costs for the building for July through December 2012 are as follows:

- Electricity - \$4,689.39; an average of \$781.57 per month.
- Gas - \$11,635.78; an average of \$1,939.30 per month.

An immediate savings to AMP 271 is projected by moving the building to the Central Office Cost Center. AHFC is also investigating alternate uses for the building. AHFC will reinvest any potential proceeds from the building into low-income housing under Section 8 or 9 of the 1937 Housing Act.

A.5 MTW HOUSING CHOICE VOUCHER INVENTORY

As an MTW agency AHFC may lease HCV units in excess of the HUD allocated number, provided it has the capacity in its Housing Assistance Payment budget. At the current average monthly housing assistance payment of \$589 per month, AHFC estimates it may assist an additional 25 to 50 families over the baseline 4,281 units used to compute annual appropriations.

With the authority granted in the Plan, AHFC plans to project base 60 vouchers at the Loussac Place development in Anchorage. Six project-based voucher units will be available for leasing in June 2012. The entire complex is scheduled for completion in November 2012. All 60 project-based units should be leased by January 1, 2013.

Main Tree in Homer, a development reserved for occupancy by persons with disabilities, began leasing activities in February 2012. Ten project-based vouchers are reserved for this location.

Table 7 - Number of MTW Voucher Units Authorized

	Projected Allocation on 07/01/2012	Possible Adds/Deletes	Count as of 06/30/2013
Tenant-Based Vouchers			
Anchorage	2,264	0	2,264
Fairbanks	324	0	324
Homer	105	0	105
Juneau	334	0	334
Ketchikan	95	0	95
Kodiak**	100	15	115
North Slope Borough*	7	0	7
Petersburg	52	0	52
Sitka	44	0	44
Soldotna	299	0	299
Valdez	45	0	45
Wasilla/Mat-Su	416	0	416
Wrangell	31	0	31
Port Outs	95	0	95
Subtotal	4,211	15	4,226
Project-Based Vouchers			
Anchorage	60	0	60
Homer	10	0	10
Subtotal	70	0	70
Total	4,281	15	4,296
<p>* AHFC is phasing out its current program in Barrow (North Slope Borough), which was operated with the Tagiugmiullu Nunamiullu Housing Authority (TNHA). The availability of other housing assistance and lack of interest in AHFC's program culminated in a joint decision to discontinue the arrangement. AHFC will continue to administer the vouchers of current participants until they choose to leave or are terminated for some other reason. These vouchers are managed from AHFC's Valdez office.</p> <p>** AHFC was asked to administer 15 additional MTW vouchers as a result of Kashevaroff Villa Apartments opting out of a HUD contract.</p>			

A.6 NON-MTW HOUSING CHOICE VOUCHER INVENTORY

AHFC administers 45 Non-Elderly Disabled vouchers in Fairbanks. These vouchers were awarded as a result of the senior preference at the Golden Towers multifamily project-based development.

AHFC administers 145 Veterans Affairs Supportive Housing (VASH) vouchers in cooperation with the Veterans Administration, the most recent award coming in January 2012. The VASH program follows unique rules with regard to eligibility. All the applicants must meet the VA definition of homelessness and all new admissions are the result of a referral from the VA to AHFC. Just before the release of this MTW plan, AHFC received a HUD notice that it is eligible to apply for an additional 25 VASH vouchers, which would bring the new total up to 170 vouchers statewide. AHFC and the VA are in discussion about the lease-up rate for this newest increment of rental assistance targeting homeless veterans.

Table 8 - Number of Non-MTW Voucher Units Authorized

	Projected Allocation on 07/01/2012	Additions/ Deletions	Count as of 06/30/2013
Nonelderly Disabled (Fairbanks)	45	0	45
Veterans (1) (Anch, Fbks, Mat-Su)	145	50	195
Total	190	50	240

A.7 NUMBER OF PROJECT-BASED VOUCHER UNITS

AHFC entered into its first PBV contract with Kenai Peninsula Housing Initiatives for its ten-unit MainTree Apartments that serves people with disabilities. In the upcoming fiscal year, AHFC will enter into its second Project Based Voucher contract with the Cook Inlet Housing Authority for the new Loussac Place development. CIHA was awarded 60 vouchers as part of its development application for the 2011 Low Income Housing Tax Credit award. Please see the Table *Number of MTW Voucher Units Authorized*.

B. LEASING INFORMATION, PLANNED

B.1 MTW PUBLIC HOUSING UNITS

During Fiscal Year 2013, AHFC projects that it will achieve the leasing targets shown in the table below, subject to the award of sufficient HUD funding. The projected leasing of authorized units in both the Public Housing and HCV programs highlights the success that AHFC has had in effectively managing and maximizing utilization throughout both urban and rural areas of its jurisdiction.

Table 9 - Anticipated MTW Public Housing Units Leased

	Units Available for Occupancy* 7/1/2012	Projected Leased** on 06/30/2013	Percent Leased
Anchorage	481	462	96%
Bethel	117	116	99%
Cordova	16	16	100%
Fairbanks	165	163	99%
Juneau	206	204	99%
Ketchikan	73	73	100%
Kodiak	40	40	100%

	Units Available for Occupancy* 7/1/2012	Projected Leased** on 06/30/2013	Percent Leased
Nome	33	33	100%
Sitka	43	43	100%
Valdez	7	7	100%
Wasilla	32	32	100%
Wrangell	20	19	95%
Total	1,233	1,208	98%
<p>*This column does not include the four special use units used for self-sufficiency activities.</p> <p>**This column accounts for the units anticipated to go off-line due the proposed development application in the Anchorage East development.</p>			

B.2 Non-MTW Public Housing Inventory

AHFC does not have any non-MTW public housing units.

B.3 MTW Voucher Units

During Fiscal Year 2013, AHFC projects that it will achieve the leasing targets shown in the table below, subject to the award of sufficient HUD funding. The projected leasing of authorized units in both the Public Housing and HCV programs highlights the success that AHFC has had in effectively managing and maximizing utilization throughout both urban and rural areas of its jurisdiction.

Table 10 - Anticipated MTW Voucher Units Leased

	Projected Allocation on 07/01/2012	Projected Leasing on 06/30/2013	Percent Leased
Tenant-Based Vouchers			
Anchorage	2,264	2,241	99%
Fairbanks	324	321	99%
Homer	105	104	99%
Juneau	334	331	99%
Ketchikan	95	95	100%
Kodiak	100	99	99%
North Slope Borough	7	7	100%
Petersburg	52	52	100%
Sitka	44	44	100%
Soldotna	299	296	99%
Valdez	45	45	100%
Wasilla/Mat-Su	416	412	99%

	Projected Allocation on 07/01/2012	Projected Leasing on 06/30/2013	Percent Leased
Wrangell	31	31	100%
Port Outs	95	94	99%
Subtotal	4,211	4,172	99%
Project-Based Vouchers			
Anchorage	60	60	100%
Homer	10	10	100%
Subtotal	70	70	100%
Total	4,281	4,242	99%

B.4 NON-MTW VOUCHER UNITS

Table 11 - Anticipated Non-MTW Voucher Units Leased

	Projected Allocation on 7/1/2012	Projected Leased on 6/30/2013	Percent Leased
Nonelderly Disabled (Fairbanks)	45	44	98%
Veterans (Anch, Fbks, Mat-Su)	145	140	97%
Total	190	184	97%

B.5 ANTICIPATED ISSUES

None at this time.

B.6 PROJECT-BASED VOUCHER UNITS

AHFC will build four units that will be managed by AMP 271 Anchorage South during FY13. The unit sizes will consist of two one-bedroom units and two efficiencies. One unit of each bedroom size will be designed as fully accessible. The land was acquired from the AHFC Mortgage Department through a foreclosure. AHFC is proposing to project-base four Housing Choice Vouchers at the development to ensure affordability for very low income families. Construction completion is anticipated in late spring 2013.

C. WAITING LIST INFORMATION

The waiting list with the largest number of applications and activity, the Anchorage Housing Choice Voucher Program, has been closed since June 1, 2011.

Table 12 - Number of Households on the Waiting Lists

	Public Housing as of 1/31/2012	% Change*	Vouchers as of 01/31/2012	% Change*
Anchorage	2,768	0%	2,271	- 50%
Bethel	23	- 48%		

	Public Housing as of 1/31/2012	% Change*	Vouchers as of 01/31/2012	% Change*
Cordova	1	- 75%		
Fairbanks	485	+ 138%	671	+ 77%
Homer			130	+ 41%
Juneau	474	+ 77%	480	+ 59%
Ketchikan	150	+ 76%	191	+ 72%
Kodiak	78	+ 47%	101	+ 71%
Nome	33	+ 175%		
Petersburg			3	+ 50%
Sitka	163	+ 85%	111	+ 127%
Soldotna			317	+ 102%
Valdez	14	+ 250%	1	- 94%
Wasilla/Mat-Su	129	+ 153%	744	+ 92%
Wrangell	16	+ 23%	23	+ .05%
Total	4,334	(2)	4,989	(3)

*The percentage of change is for the last 12 months. Numbers include duplicates where both programs exist in a community. On January 31, 2012, there were 6,653 unduplicated applicants on the Public Housing and Housing Choice Voucher Program waiting lists.

(2) Public Housing waiting lists have increased by 21 percent.

(3) Housing Choice Voucher waiting lists have decreased by 17 percent due to the closure of the Anchorage waiting list.

C.1 ANTICIPATED CHANGES IN WAITING LISTS

AHFC will be looking at each community and determining if any waiting lists need to be closed. As part of that consideration, staff will consider the number of applications received monthly, the historical turnover of units, and the amount of time a person on the bottom of the waiting list will have to wait for possible assistance.

C.2 ANTICIPATED CHANGES IN THE NUMBER OF FAMILIES ON WAITING LISTS

None

D. OTHER HOUSING INVENTORY

AHFC has an approved Attachment D to its Moving to Work Agreement for Broader Uses of Funds.

D.1 SECTION 8 NEW MULTIFAMILY HOUSING

AHFC operates five buildings under the Section 8 New Multifamily Housing Program. Four buildings consist of one-bedroom units reserved for seniors and persons with disabilities. One building, Ptarmigan Park, is a mixture of two and three bedroom units for families.

Table 13 - Section 8 New Multifamily Housing

Name	Location	Units
Chugach View	Anchorage	120
Ptarmigan Park	Anchorage	17
Sunset View	Cordova	22
Golden Towers	Fairbanks	96
Glacier View	Seward	30
Total		285

D.2 AHFC-OWNED UNASSISTED HOUSING

AHFC owns and operates three buildings as market rate housing. Alpine Terrace consists of two-bedroom units and is close to Joint Base Elmendorf/Fort Richardson. The second building Etolin Heights is a mixture of two and three bedroom units. Both buildings accept Housing Choice Voucher clients. Lastly, AHFC owns and operates a single family home in Bethel that was built as a demonstration unit for weatherization. It is currently rented at market rates.

Table 14 - Unassisted Family Housing

Name	Location	Units
Alpine Terrace	Anchorage	48
Single Family Home	Bethel	1
Etolin Heights	Wrangell	32
Total		81

D.3 SPONSOR-BASED HOUSING

AHFC entered into a contract with a private development entity, Rural Community Action Program in Anchorage, for its Karluk Manor project. This 48 unit development serves chronically homeless individuals. AHFC agreed to project base the equivalent of 35 vouchers as a 'Sponsor-based' project authorized through an amendment to its MTW/HUD Agreement, see Activity 2012-4.

D.4 OTHER HOUSING

AHFC and Anchorage NeighborWorks cooperate in administration of the 70-unit Adelaide Single Room Occupancy Moderate Rehabilitation project. This facility targets single persons who have experienced homelessness, and it remains full throughout the year.

AHFC currently operates a time-limited, tenant-based rental assistance program targeting prisoners re-entering the community (see Activity 2010-9). AHFC is in the planning process with the State of Alaska Department of Health and Social Services, Office of Children's Services, to develop a time-limited, tenant-based rental assistance program for youth aging out of foster care. Funding for the rental assistance will come from the federal HOME program, administered by the Planning & Program Development Department.

Table 15 - Other Subsidized Units Leased

	Projected Allocation on 7/1/2012	Projected Leased on 6/30/2013	Percent Leased
Adelaide SRO Mod Rehab (Anchorage)	70	70	100%
HOME TBRA (except Anch)	40	40	100%
HOME Youth Aging out of Foster Care	0	0	
Total	110	110	100%

III. NON-MTW RELATED INFORMATION

AHFC submits these activities to its Board of Directors for approval as part of its overall Plan. These activities fall within current authority granted under HUD regulations and do not require HUD MTW approval.

Administrative Efficiencies

Another project currently underway is the conversion of our previous 20 year old DOS-based software. As of October 1, 2011 AHFC converted a substantial portion of database to the new Yardi Voyager software system. The new system is web-based and should provide much greater ease of use to new employees and to areas outside Anchorage where the older server-based system was the cause for much delay in accessing client files.

New Initiatives to Address Homelessness

The Public Housing Division also works very closely with the Planning & Program Development Department toward similar goals. That combined effort has resulted in legislative approval of the Homeless Assistance Program (HAP). Funding has varied between \$7 and \$10 million annually to assist homeless families, victims of domestic violence, and families at risk of homelessness. Described elsewhere in the plan are examples of the Public Housing Division administering rental assistance for persons leaving incarceration and more recently young people aging out of foster care.

Waiting List Management – Anchorage

In June 2011 AHFC closed the Anchorage Housing Choice Voucher waiting list. A Google search of housing authorities around the country reveals that most large housing authorities operate with a closed waiting list that is periodically opened as need arises. To avoid the mad rush of a first come first served list, housing authorities routinely rely upon a lottery to select a pool of applicants, exhaust that applicant pool, and then start over. AHFC is likely to

adopt that model for its Anchorage voucher program. Staff is currently researching the ways housing authorities assure equity among different size families, disability, and age related characteristics. Changes to the waiting list procedures require an amendment to the Administrative Plan, with adoption approved by the AHFC Board of Directors.

Development Options

Another development option arose in the last legislative session with passage of an amendment to the AHFC statute. The amendment enabled it to develop a subsidiary corporation for purposes of developing affordable housing. Recently, the Board of Directors approved articles of incorporation and bylaws for the new Alaska Corporation for Affordable Housing. The new corporation retains the same board and staff of AHFC. Its purpose is to partner with for-profit entities to gain access to financing for acquisition or construction of additional rental housing targeted for low to moderate income Alaskans.

Also of note, AHFC acquired legislative approval to use corporate receipts for acquisition or construction of a new Anchorage intake office. Through a Request for Proposals, AHFC entered into an agreement to purchase a new site located at 440 Benson Boulevard. Renovations are likely to take until June 2012 to complete. Once the new building is occupied, AHFC will seek to remove the HUD declaration of trust from the former intake office so that it can sell the building. A 2009 property appraisal suggested a value of \$3 million; use of the proceeds must benefit either its public housing or HCV programs.

Designated Housing

The term 'designated housing' refers to elderly/disabled buildings. A little known fact is that HUD regulations define an elderly person as one 62 years of age or older, but also a person with disabilities. An unintended consequence from the current preference system has resulted in a demographic shift in residency at these buildings. Single homeless individuals with disability receive far higher preference points (18) compared to a disabled elder (4). The outcome has been a steady rise in occupancy by younger formerly homeless individuals living among predominately elderly women.

Conflicts arise due to the social makeup of the buildings. The issues reached a tipping point at the Anchorage Chugach Manor. The outcome was a HUD approved "elderly only" designation for that building. Advocates for each group argued vigorously for their respective positions. AHFC made one exception in its plan, allowing younger disabled individuals to occupy units with accessible features consistent with its transfer policy and the applicant's position on the waiting list.

In 2013 AHFC will examine two other public housing locations that staff has recommended: the 62 unit Mountain View development in Juneau and the 49 unit Seaview Terrace in Ketchikan. No formal designated housing plans are anticipated at this time. Should AHFC determine there is sufficient need, it would follow the Public and Indian Housing Notice governing designated housing plans.

A. PLANNED SOURCES AND USES OF FUNDS

For the Prisoner Re-Entry and Youth Aging out of Foster Care Activities, AHFC is utilizing HOME Investment Partnership Program funds to pay for the HAP costs. These two activities address needs identified in AHFC's Consolidated Housing & Community Development Plan. See Activity 2010-9 and Activity 2013-1.

**Table 16 - Planned Sources and Uses of Non-MTW Funds
(Operating, Capital, HCV)**

	Sources		Uses	
	Federal	Other	Combined	
Section 8 Multifamily	4,412,680	-	4,412,680	Operating Budget
Adelaide Program	69,029	-	69,029	Operating Budget
HOME Administrative Fees	40,800	-	40,800	Operating Budget
Adelaide HAP	396,480	-	396,480	HAP to Landlords
Veterans and Nonelderly HAP	481,367	-	481,367	HAP to Landlords
PHD Capital Improvement Projects (State funded)	-	16,202,044	16,202,044	State Capital Budget
PHD Central Ofc Cost Ctr (Mgmt Fees)	-	2,809,020	2,809,020	Operating Budget
AHFC Central Ofc Cost Ctr (less PHD) (Mgmt Fees)	-	30,434,266	30,434,266	Operating Budget
Total	5,400,356	49,445,330	54,845,686	

B. FY2013 NON-MTW ACTIVITIES

REVISION TO THE PREFERENCE SYSTEM

The Public Housing Division has expressed an interest in revising the preference system since its first MTW plan in FY2010. In that plan year, AHFC included a non-MTW activity, 2010N-5, as a placeholder for change. Since then, staff has researched numerous other housing authority policies, entered into two consultant contracts that looked at our preference system as part of their work, and conducted extensive interviews with staff. Our conclusion is that the current intake policy is dysfunctional. In our professional judgment, the recommendations offered at the end of this section aim to improve communications with our customers, make the intake process more transparent to customers and staff, while targeting those least able to afford decent, safe, and sanitary housing. We welcome public comment on the changes under consideration.

Background

By law and federal regulation, eligibility for both the Public Housing and Housing Choice Voucher Programs is income driven. In public housing, an applicant's family income cannot exceed 80 percent of area median income (AMI). In the voucher program, an applicant's family income cannot exceed 50 percent of AMI. Over the years, AHFC has consistently served an extremely low income population, particularly in the voucher program with over 75% of all new admissions having income at or below 30 percent of AMI.

In a 1987 amendment to the Housing Act, the congress enacted a preference system among all housing authorities to address "the most disadvantaged applicants." The federal preferences included displacement due to domestic violence, homelessness, rent burden, and displacement due to natural disaster. Over time, it became apparent that the federal mandate reduced the ability of housing authorities to respond to local needs. Responding to that argument, in 1998 congress eliminated the federal preferences allowing housing authority policy to dictate its application and admissions policies.

AHFC proposed to eliminate preferences almost immediately afterward, but after a very contentious public hearing, retained the federal model with one variation: a points-based system that in theory would increase access to housing among a larger cross section of applicants. Over time two new preferences were added to the mix – one for terminal illness as an attempt to address the outbreak of HIV disease and a second for family reunification to increase the likelihood of foster care children returning to their families.

The system now in place totals ten different preferences: displacement due to domestic violence 20 points; family reunification 20 points; homelessness 16 points; substandard housing 16 points; rent burden 14 points; terminal illness 4 points; working family 2 points; elderly family 2 points; disabled family 2 points; veteran 2 points. Points are added for as many preferences as a family can document. AHFC must re-verify the preferences at the point of offering housing assistance.

Issue

As the administrator for Alaska's only public housing authority, staff witness daily the difficulties families face as they try to secure affordable housing: homelessness; minimum wage working families paying 50 percent or more of income into rent; extremely low income persons with disabilities; the elderly on low fixed incomes, and homeless veterans. An unmistakable reality of the current preference system is its complexity; underlying that complexity is the assumption that one can say with certainty which condition constitutes the greatest disadvantage.

Waiting lists statewide surged this past year to more than 7,000 families; in Anchorage the list grew to more than 4,000 families. After a series of focus group meetings, the eventual result was closure of its Anchorage waiting list on June 1, 2011 – common in other states, but the first time in Alaska.

The cost of providing vouchers across Alaska is increasing while congressional appropriations are in effect decreasing. Over the past four years, the voucher housing

assistance payment made to private landlords has risen almost \$100 per month to today's average of \$600 per month. In the last decade, the average time a family retains housing assistance has grown from about 3.5 years to more than 8 years.

As a result, turnover of vouchers has slowed dramatically. Because of the time lag between a family's application and intake interview, the preferences that families can verify at application intake often times no longer exist by the time AHFC is ready to interview. If points are no longer verifiable, the family is re-ranked on the waiting list creating frustration for the applicant and staff. If a family worked their way out of a former homeless situation, there's no reward, but rather a penalty in the loss of preference points. The Anchorage intake staff report that for every five families called into an intake interview, three of five can no longer verify the preference points granted at application.

A common denominator among all people seeking rental assistance is poverty. Yet because the waiting list contains an ever changing dynamic of fluctuating preference points, about one quarter of the waiting list is now comprised of families who applied more than two years ago. This is a major source of frustration for waiting list families whose position on the list fluctuates as higher preference point applicants move ahead of them. It's equally frustrating for staff trying to explain how the system works.

In mid-2011 AHFC hired Quadel Consulting Corporation, a nationally recognized housing industry consultant, to assess its Housing Choice Voucher (HCV) Program with regard to Anchorage operations. The primary area of analysis requested by AHFC was to look at HCV workflows in the key operational areas of intake, eligibility, briefing, leasing, and case management. In addition, AHFC requested a special meeting to discuss the HCV Program waiting list management as it relates to the preference system. An excerpt from their report below summarizes their findings: "AHFC's points-based preference system is confusing, difficult to administer, and prone to misuse and error..."

Quadel tracked staff hours spent on intake functions. It found a significant portion of two full time equivalent staff is dedicated to review, verification, and updating preference information in the applicant database. They observed the interaction of staff and applicants and witnessed the difficulties customers experienced in documenting their preferences and the frustrations customers experience when they find out their preferences are no longer current. Because of the complexity of the current system, they reported that front line staff may misinterpret the preferences. One common example is the misapplication of points where applicants are seeking to verify multiple preferences.

Except for the recent growth in the Veterans Administration Supportive Housing (VASH) program, congress hasn't authorized any new voucher increments in almost ten years. The public housing inventory, nationwide, has not grown since the mid-1990s.

Seven of the 13 Public Housing Division offices are staffed by a single individual. The time devoted to managing the intake process is substantial. As reported above, in Anchorage it consumes up to two full-time equivalent positions. At the same time, administrative fees to run the voucher program are shrinking.

AHFC experienced a deficit of about \$600,000 last year in administrative fees. This year promises to be worse. While housing assistance payments will see a small increase in funding, the congress cut administrative fees by almost \$100 million among the nation's housing authorities. The projected deficit in administrative fees is over \$1 million in 2012. To cover that shortage, AHFC must tap into its block grant reserve account that might otherwise be available for rental subsidy or repair of public housing infrastructure.

In response to the loss of administrative fee, on February 27, 2012, HUD released Public and Indian Housing Notice 2012-15, "Streamlining Administrative Practices in the Housing Choice Voucher Program." Among its recommendations:

"f. Eliminating Waiting List Preferences. The establishment of local preferences for the selection of families admitted to the program is a PHA option. PHAs needing to reduce administrative burdens could elect to eliminate all local preferences and house families solely by the date and time of the application. This approach eliminates the staff time needed to verify the preferences and the on-going monitoring of the waiting list to ensure compliance with the preference system. The PHA would be required to amend the Administrative Plan to reflect the policy adopted."

Recommendations

The recommendations that follow would only affect new applicants after adoption of a new admissions policy. Families already on the waiting lists would retain their preferences subject to applicable rules.

AHFC is proposing to eliminate its points based preference system for both its voucher and public housing programs. As an alternative, it is proposing several admissions guidelines that will streamline the intake process, reduce cost, and benefit the public by making it more transparent as to how families access rental assistance, whether in Public Housing or the Housing Choice Voucher.

1. In keeping with the Governor's Choose Respect campaign, AHFC proposed in its FY13 budget that \$1.34 million become available for rental assistance for victims displaced by domestic violence. That sum is estimated to assist up to 150 families for one year, plus administrative fees consistent with federal guidelines. The status of the budget increment is now subject to legislative approval. Reciprocally, in the FY2010 MTW plan AHFC was granted the opportunity to create a set-aside of federal receipts for special needs populations. AHFC is proposing to use that MTW activity to set aside \$1 million of its housing assistance payments budget for victims displaced due to domestic violence. In total, approximately 250 to 300 families are projected to benefit. Continuation of the general fund program will depend upon future legislative appropriations. Continuation of the federal set-aside is indefinite.

AHFC is in negotiations with the Council on Domestic Violence and Sexual Assault and the Alaska Network on Domestic Violence and Sexual Assault about program design including eligibility criteria, geographic distribution of assistance, and whether the

assistance should be time limited. The outcome of those discussions will determine the actual policy that staff will propose for public hearing and adoption by the AHFC Board of Directors.

One concession that AHFC has agreed to concerns the fact that a voucher program does not exist in Bethel, Cordova, or Nome. AHFC has agreed to retain the displaced due to domestic violence preference for those public housing units until such time as an alternative approach is agreed upon.

2. From inception, the Housing Act of 1937 as amended was designed around income as a basis to address those most in need. AHFC is proposing to use income as the primary basis for its intake policy. In the voucher program, it proposes to lower the federal income standard for waiting list placement from 50 percent of Area Median Income (AMI) to the higher of the federal poverty line or 30 percent of AMI.

AHFC would make one exception to the waiting list policy allowing working, disabled, and elderly families to use the federal 50 percent AMI threshold. The reasoning behind this exception is the fact that for every \$10 reduction in average housing assistance payment, AHFC can serve approximately 80 additional families. Presently, fewer than 25 percent of all adults in the voucher program report any earned income. Raising this figure would have substantial benefit to the number of families served.

3. In the public housing program, the current federal income threshold is 80 percent of AMI. The reason for this higher income threshold is to provide some assurance that the public housing program can survive on its combination of federal subsidy and tenant rent. AHFC is proposing to lower the income standard for waiting list placement from 80 percent of Area Median Income (AMI) to 50 percent AMI. For the same reason as in the voucher program, AHFC would make a similar exception allowing working, disabled, and elderly families earning up to the 80 percent AMI threshold to apply.

AHFC staff has spent considerable time exploring every option available to it in making these recommendations. They are consistent with what the vast majority of housing authority policies nationwide. Although difficult to document, various references indicate that as many as 80 percent of agencies no longer support admissions' preferences.

Among MTW agencies, the trend is toward set-asides of voucher increments to special needs populations. The immediate and obvious outcome of that strategy is that once the vouchers are filled, those special needs applicants must wait until turnover occurs. Several MTW agencies are addressing this issue, as well as the imbalance between waiting lists and available assistance, with time limits. The typical model is five years for work able families, excluding elderly or disabled families from the limit. Where funding permits, MTW agencies also require participation in a Family Self Sufficiency Program, in concert with or independent of time limits.

In conclusion, staff believes the proposals outlined above will result in substantial economic savings, a more transparent process for customers, and the best available compromise to amending existing policy.

C. ON-GOING NON-MTW ACTIVITIES

To allow for better tracking of non-MTW activities from each year's plan, AHFC has renumbered outstanding activities with the plan year and a corresponding number. AHFC is not including activities that have been successfully completed as those activities are already incorporated into AHFC's Housing Choice Voucher Program Administrative Plan or AHFC's Public Housing Program Admissions and Occupancy Policy.

Activity	Description	Status
2010N-2 Self-Certification of Repairs	HCV owners and tenants certify to repairs without AHFC follow-up inspection	Management has prepared guidelines for staff. Guidelines to be issued in late FY2012 or early FY2013 contingent upon staff review of the draft policy guidelines. Activity ongoing.
2010N-5 Modifications to the Preference System	Explore modifications to current preference system	Please see the full discussion in <i>Proposed Revision to the Preference System</i> in Section D above. Activity ongoing.
2010N-6 Implementation of New Information Technology Systems	Procurement of new software for Public Housing and HCV Programs	"Go live" occurred October 3, 2011. Staff has spent considerable time migrating data from the old software and undergoing training on the new software. Activity ongoing.
2010N-7 Designated Housing	Designation of certain Public Housing buildings as elderly or disabled only	HUD approved the designation of 104 units at Chugach Manor as elderly. Sixteen units are reserved for persons with disabilities. HUD granted approval of the designated housing plan on May 10, 2011. Numbered Memo 12-10 dated February 24, 2012 with an effective date of March 1, 2012 issued waiting list and operational procedures for staff. Activity ongoing.

Activity	Description	Status
2010N-8 Recognition of Outstanding Performance	Recognition of staff innovations and outstanding performance	As part of the annual training workshop in November 2011, PHD recognized employees with outstanding performance during the year. Activity ongoing.
2011N-1 Redevelop Loussac Manor	Replace the existing 8-acre Loussac Manor Public Housing project with a mixed-income development of approximately 120 units	Construction activity continues at the site. The first units are anticipated to be ready for housing in June 2012. The entire project is on track to finish ahead of schedule in November 2012. Staff is currently developing project-based voucher guidelines and working with the Loussac Place staff to ensure families are selected appropriately. Activity ongoing.
2011N-2 Utilize HUD's Operating Subsidy-Only Regulation	Use the "banked" units (Faircloth Amendment) under Annual Contribution Contract (ACC) and apply them to existing units in the market using a competitive procurement process	AHFC received legislative approval and formed its development subsidiary, Alaska Corporation for Affordable Housing (ACAH). AHFC continues to investigate available properties and possible development options. See sections above for additional public housing units and development activities. Activity ongoing.
2011N-3 Bond Financing for Rebuilding of the Anchorage San Roberto Properties	Work with the Municipality on increased code enforcement and develop a strategy for assembling contiguous parcels for redevelopment to spur neighborhood revitalization	With the formation of its development subsidiary, ACAH, AHFC is moving forward on development strategies. AHFC anticipates submission of a plan for the first phase around September 2012. Activity ongoing.

Activity	Description	Status
2011N-4 Relocation of the Anchorage Family Investment Center	AHFC is seeking approval from the Alaska Legislature for either the purchase or design/build of a new Anchorage intake office	<p>After legislative approval was granted, AHFC purchased a building under a competitive process. Staff relocated in July 2012. The Gateway Learning Center, formerly housed in three ACC non-dwelling units at Park View Manor, relocated approximately one month later.</p> <p>Please see the Public Housing Units Removed section for disposition of the building at 624 West International Airport Road.</p> <p>This activity is complete.</p>
2011N-5 Capital Fund Program Projects Funded by ARRA	ARRA makes available an additional \$3,306,953 through an amendment to the AHFC Capital Fund Program	<p>AHFC spent \$3,306,953 on capital fund projects in Anchorage, Bethel, Fairbanks, and Ketchikan using ARRA funds.</p> <ul style="list-style-type: none"> • Anchorage – boiler replacements totaling \$285,000; interior and exterior renovations totaling \$270,477; and parking lot paving totaling \$260,285. • Bethel – interior renovations and unit foundation leveling totaling \$253,153. • Fairbanks – interior and exterior renovations at Birch Park II totaling \$875,296 and siding for 15 duplexes totaling \$850,273. • Ketchikan – creating an accessible entrance at Seaview Terrace totaling \$176,601. <p>This activity is complete.</p>
2011N-6 Elder Housing Preference	Mimic the policies governing the Section 8 Multifamily project-based assistance units that AHFC owns and operates to allow for an elderly super-preference, with a clause reserving at least ten percent of the units for younger, disabled households	<p>AHFC is monitoring its use of the “super elderly” preference at its buildings in Fairbanks and Anchorage. AHFC will be investigating elder/disabled buildings in other communities to research if this option is appropriate for those communities.</p> <p>Activity ongoing.</p>

Activity	Description	Status
2011N-7 “No Cash” Policy	Implementation of a “No Cash” policy at its offices	<p>Staff posted all locations in September 2011 warning clients of a pending “no cash” policy beginning January 1, 2012. Policy guidelines were effective on January 3, 2012. Staff reported no problems with new policy and is continuing to monitor this activity for possible client difficulties.</p> <p>As part of the new software implementation, staff is now researching options for electronic acceptance of client checks.</p> <p>Activity ongoing.</p>
2011N-8 Late Fee for Late Rent Payment	Implementation of a Late Fee in Public Housing	<p>Staff distributed a new lease for the Public Housing Program for all new move-ins beginning January 1, 2012. The lease includes a provision for charging a late fee. Policy development is in process.</p> <p>Activity ongoing.</p>

IV. LONG-TERM MTW PLAN

The MTW program provides AHFC with two unique opportunities. The first is the ability to test solutions to address the unique challenges associated with operating Public Housing and Voucher programs across Alaska, in both urban and remote rural locations. Second, the MTW program allows AHFC to enhance program operations with its block grant authority under the MTW Agreement. AHFC has elected to use that authority to merge federal funding from the Public Housing operating subsidy, the Capital Fund Program, the Housing Choice Voucher HAP (Housing Assistance Payments), and the administrative fees that support voucher program operations.

One of three statutory requirements must be met for HUD to approve a waiver of any part of the 1937 Housing Act or its regulations.

- Reduce cost and achieve greater cost effectiveness in Federal expenditures;
- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Increase housing choices for low-income families.

Readers may wish to view the background behind MTW or the work of other MTW agencies. Access to that information is found at the HUD website: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/mtw.

In addition to the statutory goals, AHFC has established several guiding principles for its MTW activities.

- MTW activities will support options among elderly and disabled families, continuing AHFC's longstanding tradition of ensuring these populations receive housing assistance in proportion to their numbers on statewide waiting lists.
- MTW activities will be designed to ensure the stability of AHFC's low income housing programs so that it may assist families with children to achieve economic stability.
- In designing, operating, and evaluating MTW activities, AHFC will seek to leverage services provided by the Alaskan network of service organizations and agencies.
- MTW activities will be designed to promote synergies between the Public Housing Division and other departments within the corporation in the development and operation of other affordable housing programs to low income Alaskans.

Administrative Efficiencies

In recent years many MTW and non-MTW activities were designed to meet the statutory goal of achieving administrative efficiencies in program operations. In general, the activities were designed to streamline operations to ensure a higher level of quality control and accuracy in income and rent calculations and achieve our public housing asset management goals. In the past year, AHFC put into place a quality assurance plan and assigned staff to perform

periodic evaluations of all its field offices to ensure uniformity and compliance with policy and procedures.

Recently, AHFC was recognized by the Washington, D.C.-based Center for Budget and Policy Priorities for a consistently high lease up rate far exceeding national averages. In FY2012, AHFC will continue to provide Public Housing and Housing Choice Voucher subsidies for low-income families throughout Alaska with an occupancy goal of 98 percent in Public Housing and a statewide lease-up rate of at least 98 percent in the Housing Choice Voucher (HCV) program.

New Initiatives to Address Homelessness

During the past year, AHFC used authority derived from Attachment D of its MTW Agreement to establish its first 'sponsor based' housing development, the Karluk Manor in Anchorage. The equivalent subsidy of 35 project-based vouchers is used to support operations targeted at chronically homeless individuals. The project operates according to very specific contract guidelines that fall outside Section 8 of the 1937 Housing Act.

AHFC foresees using strategies such as this to address special needs populations as an alternative to the preference system now in place.

Rent Reform

The MTW Agreement has a specific mandate that AHFC devise a comprehensive rent reform strategy for both its public housing and voucher programs. The goal is to demonstrate alternatives to the current method of calculating family rent, which is a formula based upon 30 percent of the family's adjusted monthly income. Besides assumptions about whether an open and honest reporting of income is occurring, a substantial body of research suggests that the formula contains basic disincentives to employment. Prior studies by HUD indicate that, nationwide, substantial errors are made in the income and rent determinations. It is estimated that, due to a variety of income calculations and under-reporting of income, over \$600 million in annual rent overpayments occur with at least an equal sum in underpayments.

The Cambridge Housing Authority is frequently cited as a paradigm for rent reform in public housing. Instead of using the 30 percent of adjusted income rule to establish family rent, Cambridge established a table of rents and income brackets similar to an income tax table. Rent amounts are more transparent; families pay rent more in line with what the unit size dictates; and the complexity of income and rent calculation is removed from the equation.

AHFC can benefit from an examination of work already completed by housing authorities with a longer history in MTW. In the coming months, AHFC will issue a Request for Proposals to hire a consultant to help it devise strategies that take into account two important features. First, to ensure an altered rent structure does not harm participants financially, balanced against reasonable operational costs. Second, that the policy addresses the diverse economic circumstances across Alaska.

Whatever the outcome of that research, AHFC must amend this FY2013 MTW plan before final implementation. A plan amendment will require a separate 30 day comment period, public hearing, and board consideration and approval.

Development Options

On February 24, 2011 AHFC received HUD approval of a significant amendment to the Neighborhood Stabilization Program (NSP) grant for approximately \$5.1 million. Strategy number one gives the Public Housing Division the opportunity to acquire vacant land for future development of public and assisted housing. In the near future AHFC anticipates that it will close on the acquisition of a 6.5 acre parcel in Anchorage. AHFC proposes to develop the property as a mixed income, mixed finance development. One important option available to AHFC is use of up to 161 units of public housing subsidy available to it under the Public Housing Reform Act of 1998. Given the enormous growth in the waiting lists for assisted housing, AHFC would like to maximize available rental assistance wherever possible.

V. PROPOSED MTW ACTIVITIES

2013-1 YOUTH AGING OUT OF FOSTER CARE

Description

Develop a tenant-based rental assistance program targeting youth ages 18 to 24 aging out of Alaskan foster care. The program would serve direct referrals from the State of Alaska Department of Health and Social Services.

HOME Investment Partnership Program funds will pay for the monthly HAP. Operational and staff costs will be supported with MTW funds. AHFC will develop a fee-for-service for each housing unit month. These HOME administrative fees will be booked as Non-MTW revenue.

History

AHFC has traditionally underserved youth aging out of foster care as this is a population that has not had the financial resources or life skills necessary to become successful renters. AHFC is investigating a partnership with the State of Alaska Department of Health and Social Services to serve this population. DHSS currently operates an Independent Living Program which offers the services and educational opportunities to help transition individuals from a foster care environment to a successful, independent, and self-sufficient setting.

Using a Memorandum of Agreement, DHSS would refer youth participating in the Independent Living Program to AHFC for tenant-based rental assistance in their local community. AHFC would offer rental assistance in every Alaskan community that operates a Housing Choice Voucher Program. Continued rental assistance would be contingent on continued participation in the Independent Living Program, with a maximum assistance period of 36 months.

Relation to Statutory Objective

This activity increases housing choices for low-income families.

Anticipated Impact

DHSS and AHFC hope to impact this population by giving them the skills to become successful, self-sufficient individuals who will eventually secure rental units in the private market. DHSS plans to offer life skills, individual, and educational counseling. It is anticipated that these additional supportive services coupled with rental assistance will keep these high-risk individuals from joining the homeless population.

Baseline, Benchmark, and Metrics

Preliminary figures indicate that approximately 40 youths per year could be served using HOME funds. The HOME funds would serve youth in every AHFC community, except Anchorage. DHSS is investigating the transference of funds from their department to AHFC to serve youth in Anchorage. If funds are available, an additional 10 to 15 youth per year could be served in Anchorage.

Data Collection Process

AHFC will provide additional details as the program is developed and funds are committed.

MTW Authorization

Attachment D of the MTW Agreement signed January 30, 2012 allows for “broader uses of funds.” AHFC will rely on that authority to use MTW block grant funds to partially offset administrative costs to support this HOME-funded activity.

2013-2 EMPOWERING CHOICE HOUSING PROGRAM (ECHP)

Description

In partnership with the State of Alaska Council on Domestic Violence and Sexual Assault and the Alaska Network on Domestic Violence and Sexual Assault (ANDVSA), AHFC proposes a set aside of its MTW vouchers to exclusively serve families displaced due to domestic violence and sexual assault. This will be a time-limited (36 month) program with families referred directly from the ANDVSA member agency. This program will be available in every community currently offering an AHFC Housing Choice Voucher Program.

For those communities without a Voucher Program (Bethel, Cordova, Nome), AHFC will continue to offer preferential placement on its Public Housing Program waiting lists for families displaced due to domestic violence. The ANDVSA member agency will be responsible for referring those families.

This proposal was approved by the AHFC Board of Directors with Resolution 2012-29.

Issue

AHFC believes that its current intake policy no longer meets the needs of our customers and is inordinately complex in its administration. For a complete discussion of the rationale for changing preferences, readers are directed to the section: FY2013 Non-MTW Activities. AHFC eliminated the preference system effective July 1, 2012 for all new applicants to its waiting lists. Current applicants with preferences will continue to be eligible for preferences until those waiting lists are exhausted.

In order to address community concerns about services to those most disadvantaged due to inadequate access to decent, safe, and sanitary housing and in keeping with the Governor's Choose Respect campaign, AHFC proposed in its FY13 budget that \$1.34 million become available for rental assistance for victims displaced by domestic violence. That sum is estimated to assist up to 150 families for one year, plus administrative fees consistent with federal guidelines. This budget increment was approved by the FY2012 legislature for use in FY2013. In the FY2010 MTW plan AHFC was granted the opportunity to create a set-aside of federal receipts for special needs populations. AHFC is proposing to use that MTW activity to set aside \$1 million of its housing assistance payments budget for victims displaced due to domestic violence. In total, approximately 250 to 300 families are projected to benefit. Continuation of the general fund program will depend upon future legislative appropriations. Continuation of the federal set-aside is indefinite.

Relation to Statutory Objective

This activity increases housing choices for low-income families.

Anticipated Impact

Data pulled from a July 2011 year-end report suggests a strong corollary between new admissions based upon preferences versus what would occur under the proposed MTW waiver. With the preference system, the number of families receiving assistance due to domestic violence is substantially disproportionate to their numbers on the waiting list. While less than three percent of the waiting list consists of victims of domestic violence; about a quarter of the combined 677 voucher and public housing new admissions resulted from the preference. The amount of the proposed set-aside approximates past history for that preference category; the addition of a state general fund increment further ensures that a similar number of victims are served without encumbrance of complex preference system.

Baseline, Benchmark, and Metrics

As this is a new program, the starting baselines are zero. Data from previous admissions under the Displaced Due to Domestic Violence preference were used when determining the number of families that would be served under this program.

AHFC proposes the following benchmarks and metrics:

- 150 families assisted under the monies requested from the State of Alaska.
- 100 families assisted under the set aside created from existing MTW HAP funds.

Assistance under State of Alaska funds is subject to annual appropriation. AHFC will not be combining these funds with MTW Block Grant funds and will monitor their usage separately. AHFC will create a special program code to closely monitor usage and turnover of these vouchers.

Data Collection Process

AHFC will collect data on a monthly basis regarding its shoppers and leased units. At the half-yearly point, AHFC will examine its shoppers to determine if it needs to make any adjustments to meet annual targets.

AHFC plans to notify and remind ECHP participants of the time-limited nature of the assistance throughout their rental assistance period.

- Participants will sign a Briefing Statement that contains general program obligations and a reminder that rental assistance is limited to 36 months.
- At each annual examination, the annual recertification letter will remind participants that rental assistance is limited to 36 months and will notify participants of the number of months remaining.
- AHFC will work with its Family Self-Sufficiency staff to develop a handout of economic self-sufficiency resources available in the community to help participants transition out of rental assistance.
- ECHP participants will remain eligible for Housing Choice Voucher Program waiting lists. Participation in ECHP will not disqualify them for eligibility for a Housing Choice Voucher.
- AHFC does not plan to offer a hardship policy to extend assistance for these special, time-limited vouchers. It is anticipated that by allowing families to remain on the Housing Choice Voucher Program waiting lists, families will have an opportunity to receive HCV assistance before their ECHP assistance expires.

MTW Authorization

Attachment C of the MTW Agreement, paragraph B.1.b.iv, paragraph D.2.d, and paragraph D.4.

2013-3 INCOME LIMITS

In order to address community concerns about services to those most disadvantaged due to inadequate access to decent, safe, and sanitary housing, AHFC is proposing to lower its income limits to serve those populations most in need.

Description

Current income limits are classified as follows:

- Extremely Low Income – families earning up to 30 percent of the Area Median Income.
- Very Low Income – families earning up to 50 percent of the Area Median Income.

- Low Income – families earning up to 80 percent of the Area Median Income.

Under the Moving to Work Agreement, Section II.D, AHFC is required to ensure that at least 75 percent of the families assisted are very low-income families. AHFC provides a certification to the U.S. Department of Housing and Urban Development each year in its Annual Report that it meets that requirement.

- Regulations at 24 CFR 960.201(a)(2) for the Public Housing Program set the income limit for admission at 80 percent of area median income (low income).
- Regulations at 24 CFR 982.201(b)(1)(i) for the Housing Choice Voucher Program set the income limit for new admission at 50 percent of area median income (very low income).

Issue

From inception, the Housing Act of 1937 as amended was designed around income as a basis to address those most in need. With the elimination of the preference system, AHFC wants to ensure that it continues to serve those families most in need of rental assistance; therefore, AHFC is proposing to use income as the primary basis for its intake policy.

1. In the voucher program, it proposes to lower the federal income standard for waiting list placement from 50 percent of Area Median Income (AMI) to the higher of the federal poverty line or 30 percent of AMI.

AHFC would make one exception to the waiting list policy allowing working, disabled, and elderly families to use the federal 50 percent AMI threshold. The reasoning behind this exception is the fact that for every \$10 reduction in average housing assistance payment, AHFC can serve approximately 80 additional families. Presently, fewer than 25 percent of all adults in the voucher program report any earned income. Raising this figure would have substantial benefit to the number of families served.

2. In the public housing program, the current federal income threshold is 80 percent of AMI. The reason for this higher income threshold is to provide some assurance that the public housing program can survive on its combination of federal subsidy and tenant rent. AHFC is proposing to lower the income standard for waiting list placement from 80 percent of Area Median Income (AMI) to 50 percent AMI.

For the same reason as in the voucher program, AHFC would make a similar exception allowing working, disabled, and elderly families earning up to the 80 percent AMI threshold to apply.

Relation to Statutory Objective

This activity increases housing choices for low-income families.

Anticipated Impact

Data pulled from a July 2011 year-end report suggests a strong corollary between new admissions based upon preferences versus what would occur under the proposed MTW waiver.

During that time frame, there were 202 new admissions in public housing; 67 percent were extremely low income (less than 30% AMI); 26 percent were very low income (less than 50% AMI); and only seven percent low income (less than 80% AMI). The database does not enable AHFC to identify the number of families who worked, were elderly, or were disabled among the seven percent. However, we do know that of the 202 new admissions, 146 (72 percent), were working, elderly, or disabled at the point of admission.

Voucher data for that same time period suggests a similar outcome. Of the 475 new admissions, 383 were extremely low income and 92 were very low income. Among those totals, 316 families, 67 percent, were working, elderly, or disabled at admission.

Baseline, Benchmark, and Metrics

As part of the Moving to Work Agreement (Section II.D) with HUD, AHFC agreed to ensure that at least 75 percent of families assisted are very low income (50 percent of area median income) families. AHFC currently meets that target.

AHFC proposes the following benchmarks to ensure that the most vulnerable populations are served:

- 50 percent of new admissions (from the waiting list) will be at or below 30 percent of area median income. The 50 percent will be a combination of all Public Housing and Housing Choice Voucher admissions.
- 40 percent of new admissions will be at or below 50 percent of area median income. The 40 percent will be a combination of all Public Housing and Housing Choice voucher admissions.
- 10 percent of new admissions will be at or below 80 percent of area median income. This percentage will be composed of Public Housing admissions for families classified as a working, elderly, or disabled family.

New admissions do not include continuing participants, families that move their voucher from one AHFC community to another, or ports into Alaska from other housing authorities.

Data Collection Process

AHFC will collect data on a monthly basis regarding its new admissions. At the half-yearly point, AHFC will examine its admissions to determine if it needs to make any adjustments to meet annual targets.

MTW Authorization

Attachment C of the MTW Agreement, paragraph C.5 (Public Housing admission).

Attachment C of the MTW Agreement, paragraph D.3 (Housing Choice Voucher admission).

2011-2 LOCAL PAYMENT STANDARDS

This activity proposes establishing payment standards that do not rely on HUD's Fair Market Rents for AHFC housing choice voucher jurisdictions.

This activity was formerly called "Payment Standard Exemption" in the FY2011 MTW Plan distributed for public comment. AHFC withdrew this activity in its FY2011 plan after the public comment period as regulatory authority at that time was sufficient.

History

AHFC vouchers and properties are dispersed over a distance of 1,285 miles (Nome to Ketchikan). AHFC's jurisdiction covers urban and rural communities. Some communities are metropolitan and easily accessible, some communities are remote and accessible only by air, and some communities are subject to extremely high utility costs. Over the years, AHFC has found that indicators used to calculate Fair Market Rents in the contiguous United States do not necessarily apply to Alaska's unique geographic locations, housing markets, and economies.

As part of the Moving to Work Agreement (Section II.D) with HUD, AHFC agreed to ensure that at least 75 percent of families assisted are very low income (50 percent of area median income) families. AHFC feels that it is currently reaching the families most in need of housing assistance.

- In the voucher program, 73 percent of new 2012 admissions were extremely low income (30 percent of area median income) families.
- In the public housing program, 65 percent of new 2012 admissions were extremely low income families.

Description

HUD regulations require AHFC to establish payment standards based upon HUD's annual Fair Market Rent indicators. AHFC has the flexibility to increase or decrease the stated amount by 10 percent. AHFC has found, at times, that this does not provide adequate flexibility to encourage or enable leasing.

AHFC would like to establish payment standards in each of its voucher geographic jurisdictions that are more reflective of the local housing rental market. AHFC will continue to examine each market on an annual basis to determine if the payment standard is appropriate. AHFC will also ensure that it establishes a payment standard that reflects, not leads, the market. As one of its tools, staff will use an annual, independent study conducted by AHFC's Planning and Program Development Department in cooperation with the State of Alaska Department of Labor. This study surveys Alaska's communities and landlords about its housing markets including vacancy rates, market conditions, rentals, and utilities. Staff will also continue to collect its own survey data on rentals in the local market.

Relation to Statutory Objective

This activity increases housing choices for low-income families.

Anticipated Impact

AHFC anticipates that in voucher markets with low vacancies and high rents, adjustments to payment standards will allow more families to lease. As the data above indicates, AHFC is currently serving the neediest families in its communities. These families are not able to “make up” the difference between the local market rent and the Fair Market Rent. In order for this population to continue its success with leasing, AHFC must set its payment standard at a rate that is closer to the local market rents.

Baseline, Benchmark, and Metrics

With the implementation of its new software package, AHFC is able to more effectively track the income of its new admissions, their shopping efforts, and turn-backs. AHFC will set the following benchmarks:

- During 2012, AHFC had 2,549 instances of voucher issuance. During the same period, AHFC entered 555 instances of voucher expiration. This equates to a 21.8 percent turn-back rate*.
- As a benchmark, AHFC would like to have less than a five (5) percent turn-back rate for inability to lease due to an insufficient payment standard.
- AHFC will send out a few survey questions with each shopper to capture why a shopper is having difficulty leasing.
 - Staff will place the questions on the current *Progress Report* form for shoppers that return for an extension of their voucher term.
 - For those that turn in leasing packages, staff will ask the questions of those participants when scheduling the move-in inspection.

*AHFC does not have specific data at this time to indicate the reason that a voucher expiration instance was created. The reasons could range from actual voucher expiration to a port-out to a move to another AHFC jurisdiction. AHFC intends to begin monitoring the reasons for voucher expirations as part of this activity.

Requested Regulation Waiver

HUD regulations at 24 CFR 982.503.

MTW Authorization

Attachment C, paragraph D.2.a.

VI. ON-GOING MTW ACTIVITIES

These activities were approved by HUD in a prior year’s plan. Activities are identified by their activity number, the first four digits being the fiscal year the activity was first added to the plan. The table below summarizes all prior plan year activities along with a current status and any subsequent changes to the activity.

2010-1 REEXAMINATION OF INCOME

Transition elderly and disabled families on fixed income to a biennial examination.

Status

This activity was implemented by staff with Numbered Memo 10-45 on December 7, 2010 and then modified with Numbered Memo 11-08 on January 27, 2011. After comments from staff, AHFC implemented this for elderly/disabled public housing residents only.

The program has been in operation for a year, and staff is investigating a possible expansion to elderly/disabled families in the Voucher program. Activity ongoing.

Authorization and Changes to Authorization

Attachment C, paragraph C.4 (changed, HCV eliminated)

2010-2 INCOME FROM ASSETS

Self-certification of assets up to \$10,000 and excludes income from assets up to \$10,000.

Status

Implemented on October 26, 2009 with Numbered Memo 09-28. Staff continues to monitor, and as shown in the FY2011 MTW Report, this appears to be a successful activity. Activity ongoing.

Authorization and Changes to Authorization

Attachment C, paragraphs C.11 and D.2.a.

2010-3 EARNED INCOME DISALLOWANCE

Eliminate the Earned Income Disallowance.

Status

Implemented on October 26, 2009 with Numbered Memo 09-28. Staff continues to monitor, and as shown in the FY2011 MTW Report (Public Housing-25 clients are still eligible, only one is using at this time. Voucher-7 clients are still eligible, no one is using at this time), this appears to be a successful activity. Activity ongoing.

Authorization and Changes to Authorization

Attachment C, paragraphs C.11 and D.2.a.

2010-4 RENT SIMPLIFICATION

Alternate rent structure.

Status

This activity began with non-MTW activity Interim Reexamination Policy and MTW activities 2010-2 and 2010-3. A new rent structure will be developed when current MTW rent structures in the new software program have been examined for possible adoption by AHFC. Activity still in development.

Authorization and Changes to Authorization

Attachment C, paragraph C.11 and paragraph D.2.a (no change)

2010-5 HQS INSPECTIONS

Alternate HQS inspection schedule and increase in quality control inspections.

Status

Preliminary policy is under review at this time. Planned implementation is in 2012. AHFC plans to apply its revised HQS policy to project-based voucher units for both annual and quality control inspections. Activity still in development.

Authorization and Changes to Authorization

Attachment C, paragraph D.5 (no change) and paragraph D.7(d) (additional)

2010-6 HQS INSPECTIONS ON AHFC PROPERTIES

AHFC inspection of AHFC-owned units and determination of rent reasonableness.

Status

This activity was implemented by staff by Numbered Memo 11-11 on March 22, 2011. Activity ongoing.

Authorization and Changes to Authorization

Attachment C, paragraph D.2.c and paragraph D.5 (no change)

2010-7 PROJECT-BASED VOUCHERS

Owner management of site-based waiting lists for project-based vouchers.

Status

Project-based vouchers have been committed to two developments. Owner policies for management of their waiting lists are in development and will be reviewed by AHFC before proceeding. Activity still in development.

Authorization and Changes to Authorization

Attachment C, paragraph D.4 (no change)

2010-8 LIVE-IN AIDES

Restructure the live-in aide program to coordinate with the state-funded agencies that provide most of the live-in aides for low-income Alaskans.

Status

PIH Notice 2009-22 revised guidance issued in 2008-20. With issuance of revised guidance, the waiver was not needed. Activity completed.

Authorization and Changes to Authorization

Attachment C, paragraph D.4 (waiver of 24 CFR 982.316)

2010-9 PRISONER RE-ENTRY

Develop a tenant-based assistance program targeting civilian re-entry of individuals released from the prison system.

Status

HAP payments are made with HOME Investment Partnership funds. Operational and staff costs are supported with MTW funds. AHFC has a fee-for-service for each housing unit month. These HOME administrative fees will be booked as Non-MTW revenue.

The original benchmark was to serve 10 families per year. With the changes implemented in the last year, AHFC has significantly expanded the number of families served. Twenty-nine families are leased in seven AHFC locations as of January 31, 2012. Activity ongoing.

Authorization and Changes to Authorization

Old authorization: Attachment C, paragraph D.2.d and paragraph D.3.a.

New authorization: Attachment D of the MTW Agreement signed January 30, 2012.

2010-10 USE OF HCV PROGRAM FOR PERSONS WITH DISABILITIES

Exploration of alternate methods of providing housing assistance for persons with disabilities.

Status

- A statewide waiting list is used for 24 vouchers for Qualified Medicaid Waiver clients.
- Anchorage reserves 20 vouchers for Chronically Mentally Ill individuals referred through Anchorage Community Mental Health Services.
- Statewide, 96 vouchers are set aside for persons with disabilities.

- Monitoring waiting lists continues to ensure AHFC serves those populations with special housing needs. This special population is being considered as part of AHFC's examination of its preference and waiting lists.
- This activity is also part of AHFC's current discussions with community stakeholders on AHFC's preferences and waiting lists.

Authorization and Changes to Authorization

Attachment C, paragraph D.7 (no change)

2010-11 PROJECT-BASED VOUCHER ASSISTANCE IN TRANSITIONAL HOUSING

Project-base vouchers for no longer than 24 months in transitional housing that serves homeless populations.

Status

AHFC has not pursued project-based vouchers in a transitional facility as AHFC has not had excess funds in its Voucher Program to fund these vouchers. Activity still in development.

Authorization and Changes to Authorization

Attachment C, paragraph B.4 (no change)

2010-12 LOCAL PREFERENCES

Remove a homeless or substandard housing preference from a family that refuses to accept an offer of one or more public housing units.

Status

Preliminary policy prepared; however, a broader discussion of preferences with community stakeholders began. AHFC is looking at its entire preference system at this time and will address this proposal in conjunction with the broader application of preferences.

Please see the full discussion in *Revision to the Preference System* in Non-MTW Activities.

Authorization and Changes to Authorization

Attachment C, paragraph C.2 (no change)

2010-13 HOMEOWNERSHIP PROGRAM

Offer down payment assistance in lieu of a monthly HAP payment.

Status

AHFC currently has 41 homeowners receiving assistance for homeownership under a HAP plan. AHFC suspended applications for this program in 2008, when administrative costs

exceeded budget authority. The Board of Directors approved the permanent closure on March 9, 2011.

Due to 100 percent leasing, no funds were available for this activity in FY2012. Further development of this activity is tied to future leasing rates and available funds. Activity still in development.

Authorization and Changes to Authorization

Attachment C, paragraph D.8.a (no change)

2010-14 AHFC ALTERNATE FORMS

Using HUD forms as a base, develop customized AHFC forms to coincide with MTW activities.

Status

Activity ongoing.

Authorization and Changes to Authorization

Attachment C, paragraph D.1 (no change)

2011-1 SIMPLIFICATION OF UTILITY ALLOWANCE SCHEDULES

Create a single utility allowance table in Anchorage, Mat-Su, and Valdez.

Status

Implemented on February 1, 2011 with Numbered Memo 11-04. Monitoring of the combined forms continues. Activity ongoing.

Authorization and Changes to Authorization

Attachment C, paragraph C.11 and D.2 (no change)

2011-3 PROJECT-BASED VOUCHERS – WAIVER OF TENANT-BASED REQUIREMENT

Waive the requirement to provide a tenant-based voucher upon termination of project-based voucher assistance.

Status

AHFC has committed project-based vouchers to two locations: MainTree in Homer (10 PBV) and Loussac Place (60 PBV). Policies are in development. Activity ongoing.

Authorization and Changes to Authorization

Attachment C, paragraph D.1 (no change)

2011-4 ESTABLISH A SPONSOR-BASED RENTAL ASSISTANCE PROGRAM

Serve additional families through a program that mirrors the Voucher Program with savings from HAP efficiencies.

Status

After advice from the MTW office, AHFC discovered this was a two-part process. AHFC recently received Attachment D authorization from HUD for its Karluk Manor program. As additional opportunities are identified, AHFC will seek individual approval. This activity is complete.

Authorization and Changes to Authorization

None

2011-5 PROJECT-BASE VOUCHERS AT AHFC PROPERTIES AND EXCEED 25 PERCENT LIMIT PER BUILDING

Allow AHFC to project-base vouchers (PBV) at its own properties and to exceed the building cap.

Status

This waiver was requested as part of the development of the replacement units at Loussac Manor. In accordance with recently developed PBV policy, rent to owner will be determined by an independent entity approved by HUD. AHFC is also requesting this waiver to research PBV at its Alpine Terrace and Etolin Heights developments. Activity still in development.

Authorization and Changes to Authorization

Attachment C, paragraphs D.1.e , paragraph D.7.a , and paragraph D.7.b (no change)

2012-1 RAISE HCV MAXIMUM FAMILY CONTRIBUTION AT LEASE-UP TO 50 PERCENT

Waive HUD regulations at 24 CFR 982.508 which limit a family to paying no more than 40 percent of their adjusted monthly income.

Status

This activity was implemented with Numbered Memo 12-09 on February 14, 2012 with a start date of February 16, 2012. AHFC will report on how many families were able to lease, using this authority, in its September 2012 Report.

Authorization and Changes to Authorization

Attachment C, paragraph D.2.a.

2012-2 NONPAYMENT OF RENT

Waive HUD regulations at 24 CFR 966.4(l)(3)(i)(A) that require that AHFC allow 14 days for tenants to cure nonpayment of rent.

Status

AHFC implemented its new Public Housing Program Residential Lease Agreement effective January 1, 2012 with Numbered Memo 12-03. The nonpayment of rent period was shortened to seven days to match the Alaska Landlord-Tenant Act. The new lease will be offered to each family at their annual anniversary appointment. Activity ongoing.

Authorization and Changes to Authorization

Attachment C, paragraph C.9.b.

2012-3 WAIVER OF AUTOMATIC TERMINATION OF HAP CONTRACT

Waive HUD regulations at 24 CFR 982.455 that require AHFC automatically terminate a HAP contract 180 days after the last housing assistance payment to the owner.

Status

Staff is working on guidelines for this activity and is gathering statistics to see how many families would be affected by the shortened time frame. Activity still in development.

Authorization and Changes to Authorization

Attachment C, paragraph D.1.a and paragraph D.2.d.

2012-4 SPONSOR-BASED RENTAL ASSISTANCE PROGRAM, KARLUK MANOR

Fund rental assistance outside Section 8 rules, consistent with 'broader uses of funds' authority in Attachment D of the Agreement

Status

AHFC's Attachment D was effective January 30, 2012. Karluk Manor's 48 units are fully leased, and AHFC continues to closely monitor the funds requests during this initial period of operation. Activity ongoing.

Authorization and Changes to Authorization

Attachment D of the MTW Agreement signed January 30, 2012.

VII. SOURCES AND USES OF FUNDING

Regulations at 24 CFR 905.10(i) allow a housing authority to amend its Moving to Work Agreement to combine funds awarded under Section 8(o), 9(d), and 9(e) of the U.S. Housing Act of 1937. In order to provide for the greatest flexibility for the obligation and expenditure of Replacement Housing Factor funds, AHFC proposes to move those funds into the MTW Block Grant. This will be the fourth amendment to the Moving to Work Agreement with HUD.

This proposal was approved by the AHFC Board of Directors with Resolution 2012-28.

MTW Authorization

AHFC will not move these funds into the MTW Block Grant until Amendment 4 to the AHFC Moving to Work Agreement is fully executed.

A. PLANNED SOURCES AND USES OF MTW FUNDS

For many years, the State of Alaska has permitted AHFC to use the proceeds from its other lines of business to supplement the HUD Public Housing Capital Fund Program (CFP). From 1997 through 2012, funding has exceeded \$138 million. In 2013, AHFC's \$2.2 million CFP budget will be augmented by over \$6.2 million from state funding. Please see the Non-MTW Section for the breakdown of state and local funding activity.

**Table 17 - FY2013 Planned Sources and Uses of MTW Funds
(Operating, Capital, HCV)**

Name	Amount
REVENUE (Sources)	
CFP 2013	2,215,118
CFP 2007 through 2012	2,082,427
HCV HAP	31,327,086
HCV Admin Fee	2,940,000
Operating Fund	16,866,991
Operating Transfers In/(Out)	1,309,712
Total Revenue	56,741,334
EXPENSES (Uses)	
Construction Activities	4,297,545
Personal Services	12,633,426
Travel	220,505
Contractual	7,015,499
Supplies & Materials	959,900
Equipment	179,000
Grants	30,017,374

Name	Amount
Total Expenses	55,323,249
NET INCOME (LOSS)	1,418,085

Table 18 - Replacement Housing Factor Funds - First Increment

AHFC has received first increment RHF funds from HUD's Federal Fiscal Year (FFY) 2006 appropriation. The subject grants are:

FFY Grant Year	Grant Number	Amount
2006	AK06R001501-06	\$ 176,769
2007	AK06R001501-07	\$ 155,875
2008	AK06R001501-08	\$ 53,245
2009	AK06R001501-09	\$ 42,130
2010	AK06R001501-10	\$ 82,805
Total		\$ 510,824

Table 19 - Replacement Housing Factor Funds - Second Increment

AHFC has received second increment RHF funds. The subject grants are:

FFY Grant Year	Grant Number	Amount
2006	AK06R001502-06	\$ 3,719
2007	AK06R001502-07	\$ 4,319
2008		\$ 0.00
2009	AK06R001502-09	\$ 53,111
2010	AK06R001502-10	\$ 89,738
Total		\$ 150,887

Once Amendment 4 to AHFC's Moving to Work Agreement is executed, AHFC plans to include RHF funds as part of its MTW Block Grant. These funds will then be shown as a line in Table 17 above.

B. PLANNED SOURCES AND USES OF STATE OR LOCAL FUNDS

Table 20 - Planned Sources and Uses of State or Local Funds

Fund Name	Expended	Balance	Proposed Work for FY13	Estimated Cost
FY06 CO Detectors Statewide- Low Rent/Sec 8	\$275,084	\$54,916	Replace plug-in CO detectors w/hard wired	\$54,916
FY06 Statewide Improvements	\$14,891	\$135,109	Anchorage siding replacement	\$135,109
FY07 Anchorage Rental Reallocation & Dispersal	\$0	\$1,000,000	Pending E. 9th property redevelopment	\$1,000,000

Fund Name	Expended	Balance	Proposed Work for FY13	Estimated Cost
FY07 Facility Management Monitoring	\$151,651	\$98,349	Pending completion of software	\$50,000
FY07 Statewide Fire Protection System Investigation	\$507,305	\$2,695	Priority sprinkler repairs	\$2,695
FY07 Statewide Improvements - Low Rent/Sec 8	\$1,583,335	\$416,665	Anchorage dwelling & site upgrades	\$416,665
FY08 Facility Management Monitoring	\$47,377	\$202,623	Develop data base information	\$50,000
FY08 Statewide Improvements - Low Rent/Sec 8	\$943,953	\$1,056,047	<ul style="list-style-type: none"> • Bethel heating fuel system • Valdez driveway repairs, • Anchorage elevator repairs, siding/windows 	\$700,000
FY08 Loussac Manor Renovation & Replacement	\$1,444,665	\$891,335	Preliminary planning, design & development	
FY09 Loussac Manor Renovation & Replacement	\$0	\$2,336,000	Demolition and redevelopment	
FY09 Bethel Community Room & Shop	\$887,917	\$1,112,083	Construction	\$1,112,083
FY09 Statewide ADA Improvements	\$53,092	\$446,908	UFAS compliance	\$300,000
FY09 Statewide Energy Improvements	\$0	\$500,000	Energy efficient HVAC/windows/insulation	
FY09 Statewide Proj. Improvements	\$1,104,423	\$1,395,577	AMP allocation, Anchorage foundations, Riverbend Drainage	\$892,451
FY10 Statewide Fire Protection System Upgrades	\$1,248,074	\$131,926	Mtn. View, Sprinkler systems	\$131,926
FY10 Building System Replacement	\$730,794	\$269,206	Cedar Park sidewalks, Mt. View siding/paint	\$269,206
FY10 Loussac Manor Redevelopment	\$0	\$5,656,000	Redevelop Loussac Manor	\$0
FY10 Statewide Proj. Imp. - Low Rent/Sec 8	\$278,949	\$1,721,051	<ul style="list-style-type: none"> • Cordova-Relevel entry porch • Geneva Woods-paint siding, sidewalks, retaining wall/fencing • Riverbend HRV • Cedar Park foundation • Chugach View central elevators 	\$1,500,000

Fund Name	Expended	Balance	Proposed Work for FY13	Estimated Cost
FY10 Statewide Security System Upgrades	\$103,481	\$196,519	Golden Towers/Southall Manor/Golden Ages	\$196,519
ARRA Funds (DOE Weatherization)	\$5,445,309	\$3,070,477	Mechanical systems replacement statewide, air-sealing, insulation and ventilation upgrades	\$3,070,477
ARRA Funds (HUD) Public Housing	\$3,306,953	\$0	Anchorage parking, painting, siding	\$0
FY11 San Roberto Redevelopment Project		\$9,708,000	Redevelop San Roberto Street	\$1,900,000
FY11 Building System Replacement	\$725,503	\$774,497	<ul style="list-style-type: none"> • Chugach View roof • Riverbend siding/paint 	\$774,497
FY11 Statewide Fire Protection System Upgrades	\$89,045	\$2,110,955	Mt. View, Golden Towers sprinkler systems	\$1,200,000
FY11 Statewide Security System Upgrades	\$1,184	\$498,816	Fbks Golden Ages, Q Bldg security upgrades	\$215,500
FY11 Statewide Proj. Imp. - Low Rent/Sec 8	\$2,433	\$1,997,567	<ul style="list-style-type: none"> • Anchorage citywide sidewalks, kitchen/bath cabinets, fences, carpet, elevators • Nome arctic entry, shop power/heat • Sitka bldg. skirting • Ptarmigan Park siding 	\$1,000,000
FY11 Statewide ADA Improvements	\$46,981	\$453,019	UFAS compliance	\$100,000
FY12 Statewide Project Improvements		\$2,000,000	Statewide dwelling & site upgrades	\$200,000
FY12 Building System Replacement Program		\$1,500,000	<ul style="list-style-type: none"> • Seaview/Sunset View roofs • Seaview/Glacier View siding 	\$30,000
FY12 Fire Protection Systems Phase III		\$2,200,000	Fbks. Southall Manor/Golden Ages sprinkler system	\$750,000
FY12 Security Systems Replacement/Upgrades		\$500,000	Anchorage/Fbks/Juneau security upgrades	\$50,000
FY12 Statewide ADA Improvements		\$500,000	UFAS compliance	\$100,000
Total	\$18,992,399	\$42,936,340	Total FY13 Proposed Work	\$16,202,044

C. PLANNED SOURCES AND USES OF THE COCC

The chart summarizes the AHFC Central Office Cost Center Budget for the Fiscal Year 2013 (July 1, 2012 - June 30, 2013). This chart lists all planned revenue and expenditures for all Central Office Cost Center operations.

Table 21 - Planned Sources and Uses of the COCC

Name	Amount
REVENUE (Sources)	
Management Fees - PHD Programs	2,809,020
Management Fees - Non-PHD Programs	30,434,266
Total Revenue	33,243,286
EXPENSES (Uses)	
Personal Services	24,426,730
Travel & Training	777,917
Contractual	6,309,570
Supplies & Materials	827,100
Equipment	88,100
Grants	-
Total Expenses	32,429,417
Operating Transfers In/(Out)	-
NET INCOME (LOSS)	813,869

D. COST ALLOCATION OR FEE-FOR-SERVICE DEVIATION FROM 1937 ACT

AHFC is using a fee-for-service approach to collect management fees to fund its management operations. All departments within AHFC's Central Office Cost Center (COCC) operate entirely on management fees generated by the various housing and mortgage programs the Corporation administers. Although the funds are pooled, the Public Housing Division expressly operates its COCC departments entirely within the management fee income generated specifically by federal and other housing programs under their control. AHFC is not deviating from the requirements under the 1937 Act.

E. SINGLE-FUND FLEXIBILITY

Funding fungibility has allowed AHFC to utilize funding to meet the administrative requirements of AHFC's MTW programs. Due to program pro-rations and other factors, HCV Administrative Fee revenue is insufficient to cover expected expenses.

F. MTW RESERVE BALANCES

The table below provides a projection of sources and uses for the MTW program for Fiscal Year 2013. Note that HCV funding is allocated on a calendar year (CY) basis and that, as of the publication of this Annual Plan, AHFC plans to use MTW funding flexibility by using \$1,309,712 from an MTW equity account to supplement Administrative Fees.

In the Operating Fund, \$10,787,165 is the federal subsidy portion including reserves, while the \$6,079,827 consists mostly of dwelling rents and other miscellaneous income. Other than what is listed below, the Public Housing Division (PHD) does not have any other State and/or Local funds that are not capital-related.

Table 22 - Sources and Uses of MTW Reserve Funds

Name	Amount
Operating Reserve Levels @ September 30, 2011	
Low Rent Operating Fund	10,958,643
Housing Choice Voucher Admin Fee	291,118
Housing Choice Voucher HAP	2,110,756
Total Reserves	13,360,517
Planned Operating Reserve Uses	
FY2013 Low Rent Operating Supplement	2,702,000
FY2013 Administrative Fee Supplement	1,309,712
Extraordinary Maintenance Projects	1,200,000
1 month Admin Fee Reserves	340,000
1/2 month HAP Reserves	1,243,692
5 months Operating Fund Reserves	6,565,113
Total Planned Uses	13,360,517
Net Total Extra Remaining Reserves	-

VIII. ADMINISTRATIVE

A. Board Resolutions

1. Executed Board of Directors Resolution adopting the FY2013 MTW Annual Plan (2012-10).
2. Resolution 2012-28 Resolution Approving an Amendment to the Public Housing Authority's Moving to Work Agreement to Allow Transfer of Replacement Housing Factor Funds into the MTW Block Grant.
3. Resolution 2012-29 Resolution Approving Adopting an Amendment to the FY2013 Moving to Work Plan to establish a time-limited voucher program targeted towards serving families displaced due to domestic violence.
4. Resolution 2013-XX Resolution Approving an Amendment to the FY2013 Moving to Work Plan to Remove the U.S. Department of Housing & Urban Development Declaration of Trust on the property located at 629 West International Airport Road, Anchorage.

B. Certification of Compliance

Executed Certification of Compliance with the HUD Regulations.

C. Agency-Directed Evaluations of the Demonstration

None at this time.

D. Public Comments and AHFC Responses

Comments and AHFC responses are summarized.

E. Appendix

1. Replacement Housing Factor Fund Plan
2. Capital Fund and Performance and Evaluation Reports

ATTACHMENT A – BOARD RESOLUTIONS

ALASKA HOUSING FINANCE CORPORATION RESOLUTION NO. 2012-10

RESOLUTION APPROVAL OF THE STATE FISCAL YEAR 2013 MOVING TO WORK PLAN.

WHEREAS, the Alaska Housing Finance Corporation, a statewide public housing agency, developed its Public Housing Division, Moving to Work (MTW) Plan in compliance with the June 24, 2008 Moving to Work Agreement executed by the U.S. Department of Housing and Urban Development (HUD) and AHFC; and

WHEREAS, this annual plan is due to HUD at least 75 days before the AHFC fiscal year end; and

WHEREAS, the scope of the plan covers activities falling within the Public Housing Program, the Capital Fund Program and the Housing Choice Voucher program, including but not limited to rental subsidy, operations, administration and modernization as expressly outlined in the MTW Agreement; and

WHEREAS, in accordance with the MTW Agreement, a draft plan was published on February 29, 2012 allowing for a 30-day comment period with a public hearing held on March 13, 2012; and

WHEREAS, AHFC invited comment through notices sent to public housing residents and Housing Choice Voucher participants, notices sent via computer list-serves to partner agencies, notices in the Anchorage Daily News, and in-person presentations to major service provider groups; and

WHEREAS, responses to public comments are provided at the Board meeting and shall be contained within the plan;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Alaska Housing Finance Corporation hereby recommends said plan and directs staff to submit it to the U.S. Department of Housing and Urban Development for approval.

This resolution shall take effect immediately. PASSED AND APPROVED this 4th day of April, 2012.



Frank Roppel, Chair

**ALASKA HOUSING FINANCE CORPORATION
RESOLUTION NO. 2012-28**

**RESOLUTION APPROVING AN AMENDMENT TO
THE PUBLIC HOUSING AUTHORITIES' MOVING
TO WORK AGREEMENT TO ALLOW TRANSFER
OF REPLACEMENT HOUSING FACTOR FUNDS
INTO THE MTW BLOCK GRANT.**

WHEREAS, regulations at 24 CFR 905.10(i) allow a housing authority to amend their Moving to Work (MTW) agreement with HUD to provide the option to combine funds awarded annually pursuant to Section 8(o), 9(d) and 9(e) of the U.S. Housing Act of 1937 ("1937 Act") into a single, authority-wide funding source (MTW) funds is inclusive of Replacement Housing Factor ("RHF"); and

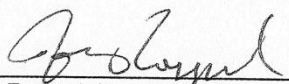
WHEREAS, transfer of RHF funds, at AHFC's option, into the MTW block grant provides greater flexibility for the obligation and expenditure of the funds; and

WHEREAS, AHFC public housing requires additional flexibility in obligation and expenditure of funds to redevelop existing public housing and develop additional affordable housing units;

WHEREAS, AHFC public housing has completed the required public notice process with no exceptions taken to the proposed action;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Alaska Housing Finance Corporation that staff is authorized to submit the necessary documentation to HUD to request amendment of the Moving to Work agreement to include the option for the public housing division to move RHF funds into the housing authorities' MTW block grant.

This resolution shall take effect immediately. Passed and approved this 29th day of August 2012.



Frank Roppel, Board Chair

**ALASKA HOUSING FINANCE CORPORATION
RESOLUTION NO. 2012-29**

**RESOLUTION APPROVING ADOPTING AN
AMENDMENT TO THE FY2013 MOVING TO
WORK PLAN**

WHEREAS, the Governor supports a campaign targeted at reducing Alaska's high rates of domestic violence and sexual assault in the Choose Respect program; and

WHEREAS, a primary goal of the Moving to Work Program is to expand housing choice for low income families, and AHFC's Moving to Work Agreement with HUD allows it to develop programs targeting special needs populations; and

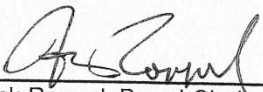
WHEREAS, AHFC's Moving to Work Agreement allows it to allocate funds in its Moving to Work Block Grant as detailed in its Annual Plan; and

WHEREAS, the Board of Directors approved the FY2013 Moving to Work Plan setting aside funds to serve families displaced by domestic violence and sexual assault in order to minimize the impact on this population as a result of the elimination of the preference system; and

WHEREAS, the State of Alaska Council on Domestic Violence and Sexual Assault, the Alaska Network on Domestic Violence and Sexual Assault, and AHFC PHD staff have developed a time-limited, voucher program targeted towards serving this vulnerable population;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Alaska Housing Finance Corporation that it has reviewed and approves of those policies contained in the Memorandum of Understanding for the Empowering Choice Housing Program. This resolution shall take effect immediately.

PASSED AND APPROVED this 29th day of August, 2012.



Frank Roppel, Board Chair

**ALASKA HOUSING FINANCE CORPORATION
RESOLUTION NO. 2013-12**

**RESOLUTION APPROVAL OF AN
AMENDMENT TO THE FY2013 MOVING TO
WORK PLAN TO REMOVE A DECLARATION
OF TRUST.**

WHEREAS, the Alaska Housing Finance Corporation, a statewide public housing agency, developed its Public Housing Division, Moving to Work (MTW) Plan in compliance with the June 24, 2008 Moving to Work Agreement executed by the U.S. Department of Housing and Urban Development (HUD) and AHFC; and

WHEREAS, the FY2013 annual plan includes an amendment to remove the HUD Declaration of Trust from AHFC's building at 624 West International Airport Road (old Anchorage Family Investment Center); and

WHEREAS, AHFC received approval from HUD on December 11, 2012 to investigate alternate usage of the building, release the declaration of trust, and reassign the building to AHFC's Central Office Cost Center conditioned upon inclusion of this action in its annual plan and approval by AHFC's Board of Directors; and

WHEREAS, the amended plan must be submitted to HUD for its review prior to implementation of an amendment; and


WHEREAS, in accordance with the MTW Agreement, a draft plan was published on January 25, 2013 allowing for a 30-day comment period with a public hearing held on February 13, 2013; and

WHEREAS, AHFC invited comment through notices sent to its Resident Advisory Board, notices sent via computer list-serves to partner agencies, notices in the Anchorage Daily News, and in-person presentations to major service provider groups; and

WHEREAS, responses to public comments are contained within the plan;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Alaska Housing Finance Corporation hereby recommends said plan and directs staff to submit it to the U.S. Department of Housing and Urban Development for approval.

This resolution shall take effect immediately. **PASSED AND APPROVED** this 27th day of February, 2013.



Frank Roppel, Board Chair

**ALASKA HOUSING FINANCE CORPORATION
RESOLUTION NO. 2013-13**

**RESOLUTION APPROVAL OF AN AMENDMENT TO
THE FY2013 MOVING TO WORK PLAN TO
ESTABLISH LOCAL PAYMENT STANDARDS.**

WHEREAS, the Alaska Housing Finance Corporation, a statewide public housing agency, developed its Public Housing Division, Moving to Work (MTW) Plan in compliance with the June 24, 2008 Moving to Work Agreement executed by the U.S. Department of Housing and Urban Development (HUD) and AHFC; and

WHEREAS, the FY2013 annual plan includes an amendment to add Activity 2011-2 to establish local payment standards for the Housing Choice Voucher Program; and

WHEREAS, AHFC modeled its MTW activity on successful local payment standard activities submitted by other MTW agencies; and

WHEREAS, the amended plan must be submitted to HUD for its review prior to implementation of an amendment; and

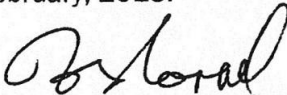
WHEREAS, in accordance with the MTW Agreement, a draft plan was published on January 25, 2013 allowing for a 30-day comment period with a public hearing held on February 13, 2013; and

WHEREAS, AHFC invited comment through notices sent to its Resident Advisory Board, notices sent via computer list-serves to partner agencies, notices in the Anchorage Daily News, and in-person presentations to major service provider groups; and

WHEREAS, responses to public comments are contained within the plan;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Alaska Housing Finance Corporation hereby recommends said plan and directs staff to submit it to the U.S. Department of Housing and Urban Development for approval.

This resolution shall take effect immediately. **PASSED AND APPROVED** this 27th day of February, 2013.



Frank Roppel, Board Chair

ATTACHMENT B – CERTIFICATIONS OF COMPLIANCE

OMB Control Number: 2577-0216
Expiration Date: 12/31/2011

Annual Moving to Work Plan Certifications of Compliance

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Directors of the Public Housing Agency (PHA) listed below, as its CEO/Executive Director, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2012, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:


1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Directors, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.
4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
13. With respect to public housing, the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
17. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
18. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

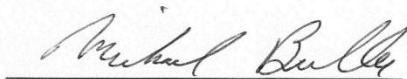
Alaska Housing Finance Corporation (AHFC)
PHA Name

AK001 / AK901
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

 Daniel R. Fauske
Name of Authorized Official

CEO/Executive Director
Title


Signature

4/6/12
Date

ATTACHMENT C – AGENCY-DIRECTED EVALUATIONS

None at this time.

ATTACHMENT D – PUBLIC COMMENTS

Copy of public notice placed in the *Anchorage Daily News*, *Fairbanks Daily News-Miner*, and the *Juneau Empire* newspapers.

PUBLIC HEARING
ALASKA HOUSING FINANCE CORPORATION
MOVING TO WORK PLAN – FISCAL YEAR 2013

The public is invited to participate in a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2013 Moving To Work Plan. AHFC must provide for a 30 day public comment period and conduct a public hearing on the annual Plan. A public hearing will be held:

“Tuesday,” March 13, 2012, 4:00-6:00 p.m.
AHFC Board Room
4300 Boniface Parkway, Anchorage

Persons unable to attend the hearing in person may participate by telephone. Please dial **1-888-363-4734**; the **“access code”** to the hearing is **7435235**. *If participating by phone, please curtail any background noise to avoid interruptions during the hearing.*

Written comments will be accepted until **12:00 Noon, March 30, 2012**. Please submit comments to pstantor@ahfc.us or mail to:

ALASKA HOUSING FINANCE CORPORATION (AHFC)
ATTN: PAMELA STANTORF
PO BOX 101020
ANCHORAGE, AK 99510-1020

Section 230 of the Consolidated Appropriations Act of 2008 designates AHFC as a “Moving to Work” (MTW) site; one of approximately 30 public housing authorities nationwide recognized as MTW agencies. The MTW designation allows AHFC the opportunity to waive parts of the 1937 Housing Act and regulations to address local needs. The Plan also outlines general information about resources and operations of the Public Housing Division of AHFC.

The FY2013 Plan is available on the AHFC website at www.ahfc.us. From the “Home” page, click on the “Reference Materials” link, and then click on the “Plans” link. The public may also obtain a copy of the Plan by calling Regina O’Keefe at 907-330-8432 or 1-800-478-2432, outside of Anchorage.

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or services or special modifications to participate in this public meeting should call 907-330-8432 three business days prior to the scheduled meeting date to arrange an accommodation.

Proof of publication.

03/01/2013

Ad Verification Only

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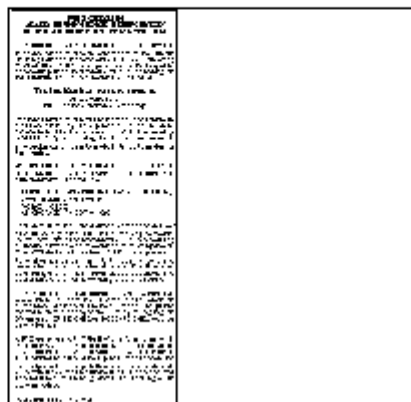
Anchorage Daily News

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Name ALASKA HOUSING FINANCE CO Type
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Address ATTN COMMUNICATION DEPT. Auth
PO BOX 100250 Expira
City ANCHORAGE
State/Zip AK 99510 Country Code

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Stop: 05/04/2012	Rate Code: LL	Class: 9075
Copy: PUBLIC HEARING ALASKA		

Amount: \$195.88 Rep 142
Tax: \$0.00 Ad #: 979327

Amount Paid: \$195.88 by: Billos
Payment \$0.00 Balance: 195.88



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City ANCHORAGE
State/Zip AK 99510 Country Code

Start: 05/04/2012	Paytype: BL	Issues: 1
Stop: 05/04/2012	Rate Code: I	Class: 9075
Copy: PUBLIC HEARING ALASKA		

Amount: \$195.88 Rep 142
Tax: \$0.00 Ad #: 979327

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Payment \$0.00 Balance: 195.88



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PUBLIC COMMENTS FROM THE MARCH 13, 2012 PUBLIC HEARING

A transcript of the entire proceeding is on record at the AHFC Public Housing Division headquarters.

Jim Gurke, Public Housing Division Director, opened the meeting outlining its purpose, giving general information about the plan contents, and offering a brief overview of proposed plan activities as posted on the AHFC web site on February 29, 2012. He also added the following clarifications:

1. The following special vouchers will remain available:
 - a. 98 vouchers are currently set aside for persons with disabilities;
 - b. Set aside vouchers are available for those persons with a Medicaid waiver; and
 - c. Set aside vouchers are available for persons referred from Southcentral Counseling.
2. The Corporation receives an appropriation each year between \$7 and \$10 million for the Homeless Assistance Program. This program provides funding for preventative and intervention programs that pay for utilities and short-term rental assistance for domestic violence agencies and homeless assistance providers.

Susan Bomalaski, Executive Director, Catholic Social Services (CSS), Anchorage, AK, commented:

Ms. Bomalaski began her remarks by thanking AHFC for its agency partnerships that assist with housing people in need. Overall, CSS is concerned that until the discrepancy between wages and housing costs in Alaska are addressed, the lack of affordable housing will continue to be a problem. Highlights of her comments included:

1. CSS supports the partnership with RurAL CAP that funds 35 equivalent project-based vouchers at Karluk Manor.
2. CSS also supports the 60 project-based vouchers that have been assigned to the Loussac Place development.
3. CSS supports the proposed 2013-1 activity for youth aging out of foster care. CSS supports the partnership with the Department of Health and Social Services and agrees that these individuals should be required to participate in the Independent Living Program as a condition of receiving rental assistance.
4. CSS continues to support the program at the Adelaide building serving homeless individuals. CSS would be interested in exploring additional opportunities to develop more housing using this model.
5. CSS supports revising the preference system as the cost of housing rises and the rate of voucher turnover decreases.
 - CSS supports using an income-based system as the primary basis for intake.
 - CSS supports lowering the income limits to the 30 percent of AMI baseline.
 - CSS supports an exception for families that are working, elderly, or disabled as an incentive.
 - CSS supports the concept of time-limited vouchers for “work able” families.

AHFC response:

AHFC thanked Ms. Bomalaski for her comments and will respond separately in writing to her concerns as follows.

1. CSS currently houses 20 former chronically homeless individuals using AHFC Special Needs Housing Grant funds and a match with HOME TBRA funds through the Municipality of Anchorage. CSS is concerned that the HOME funds will not continue to be available and would like to request that AHFC look into some type of funding to help continue this program.

One of AHFC's mandates as a Moving to Work agency is to develop methods to serve more families using a limited pool of funds. AHFC is constantly monitoring innovations proposed by other housing authorities to see what might work in Alaska. We would be interested in hearing about any plans or ideas that you may have regarding methods to reduce homelessness.

2. CSS supports lowering the income limits and a time-limited program for voucher assistance.

If AHFC's FY2013 Plan is approved by the Board, AHFC will be working on a new application process to address income limits and elimination of the preferences. AHFC will also be investigating additional ways to open up the application process to make it easier for the neediest families to apply.

3. CSS is concerned about using set aside vouchers to serve all special needs populations.
 - CSS is concerned that using a set aside system sets up a de facto preference system and takes away from the income limits approach.
 - CSS is also concerned that the agencies that will be able to access these vouchers are limited.

AHFC agrees that it does not wish to serve every population with a set aside, thus setting up an unofficial preference system. However, a set aside is a specific method of limiting the impact of a special needs group on a waiting list. By creating the set aside, individuals within the special population can be ranked according to need by those best suited to that task, the referring agency.

AHFC will be monitoring this proposed set aside carefully to ensure that both families and the community as a whole benefits from the set aside.

Christine Norwood, Access Alaska, Anchorage, AK, commented:

Ms. Norwood stated that she supports the comments by Ms. Bomalaski. She is concerned about the income limits applied at admission. She stated that for individuals on a fixed disability income, they will not be able to work. She is concerned that these individuals will not be able to get on the waiting list and would like AHFC to consider these individuals before setting any income limits.

AHFC response:

AHFC thanked Ms. Norwood for her comments. In direct response to her concern, a disabled, elderly, or working family will continue to qualify under the higher federal income limits as currently proposed in the FY13 MTW Plan.

Robert Murphy, AHFC Resident Advisory Board, commented:

Mr. Murphy stated he was a Vietnam veteran and that AHFC was not giving any points for veterans. He also stated that the VA did not have anything for veterans except for the VA Domiciliary.

AHFC response:

AHFC referred Mr. Murphy to Catholic Social Services for services. AHFC also referred Mr. Murphy to the partnership with the VA for the Veterans Affairs Supportive Housing (VASH) vouchers program. AHFC referred Mr. Murphy to John Pendrey to get additional information about the VASH voucher program.

David Alexander, President, Nine Star Education and Employment Services, commented:

Mr. Alexander stated that Nine Star currently has a program for returning offenders through a transition center. The transition center offers resume development and job search. Mr. Alexander expressed interest in developing a program that could help these individuals with rental assistance while they are pursuing employment and job training services.

AHFC response:

AHFC spoke briefing about its partnership with the Department of Corrections under the Prisoner Re-entry Program. AHFC stated that because this program is funded with HOME dollars, it is not available in Anchorage at this time because the Municipality receives its own allocation of HOME money. AHFC encouraged Mr. Alexander to contact the Municipality to encourage them to run a program similar to AHFC's in Anchorage.

Peggy Brown, Executive Director, Alaska Network on Domestic Violence and Sexual Assault (ANDVSA), commented:

Ms. Brown stated that ANDVSA will be submitting written comment as well. Ms. Brown commented that she has enjoyed working with AHFC and its staff during this process. She is looking forward to creating a best practice model for the set aside.

Ms. Brown had two concerns: 1) What will happen to families under the set aside if the legislature decides not to continue the state portion of funding; and 2) She is concerned that the Moving to Work Plan, the public comment period, and the legislative process do not coincide well.

AHFC response:

AHFC updated Ms. Brown on the current status of AHFC's budget in the legislature. AHFC stated that it did not have any control over the timing of the Moving to Work plan and the legislative process as HUD sets the deadlines for the Plan comment and submission process. AHFC also reminded Ms. Brown that AHFC would continue to honor the funding commitment for the set aside to serve families displaced due to domestic violence.

Michael Courtney, NeighborWorks Anchorage, Anchorage, AK, commented:

Mr. Courtney stated that he was glad to hear the comments on the Plan as many of those individuals commenting are also NeighborWorks' partners. NeighborWorks owns 950 units of affordable housing in Anchorage and works with a large number of homeless individuals and families. Mr. Courtney was complimentary of AHFC staff in their dealings with families and partners like NeighborWorks.

Mr. Courtney offered the following observations:

1. The preference system puts some families above others and while well-meaning, is inequitable.
2. Mr. Courtney supports the discussions that have centered on establishing set asides for special needs groups and ranking all applications by date and time.
3. NeighborWorks supports the idea of time-limited vouchers and making a scarce resource available to more families.

AHFC response:

AHFC thanked Mr. Courtney for his comments.

Michele Harpole, Fairbanks Rescue Mission, Fairbanks, AK, commented:

Ms. Harpole stated that the Fairbanks Rescue Mission is the only homeless shelter for men, women, and children in Interior Alaska. She stated that families can sometimes wait as long as six to eight months before receiving housing assistance from AHFC. She feels that preferences help their clients get the assistance and fears that without the preference their clientele will never get assistance.

AHFC response:

AHFC explained to Ms. Harpole that one of the primary reasons for the preference revision proposal was that individuals who had applied with a homeless preference no longer had that preference once their name came up a waiting list. AHFC explained that it is very frustrating for the family to think that they might receive housing assistance and then be unable to provide documentation to verify a preference. AHFC thanked Ms. Harpole for her comments.

Brenda Stanfield, Interior Alaska Center for Nonviolent Living, Fairbanks, AK, commented:

Ms. Stanfield stated that it was nice to hear the comments from Ms. Harpole. Ms. Stanfield stated that she thinks that AHFC has based a lot of its discussion on what is happening in Anchorage and those circumstances are not the same for Fairbanks. Ms. Stanfield feels that AHFC is getting rid of the preference without having a good plan in place for the entire state.

Ms. Stanfield says that her numbers for families affected by domestic violence do not agree with AHFC's. She also stated that families will be impacted by the removal of the family reunification preference. She stated that she is not sure how the removal is going to impact Fairbanks and how it will result in more families being served.

AHFC response:

AHFC described the data that was collected, and although Fairbanks does not have as large a waiting list as Anchorage, proportionally, the numbers were consistent. AHFC also explained that the two to four year waiting period that families currently experience can be managed better as people will not move up and down the waiting list like they do now. Once a family is on the list, they will have a close approximation about how long they have to wait.

Bucky Wagner, Fairbanks Rescue Mission, Fairbanks, AK, commented:

Mr. Wagner stated that he didn't understand how eliminating the current preference system would increase transparency. He also wanted an explanation of how a lottery system would work. Lastly, Mr. Wagner asked if the vouchers were going to become transitional and would a person lose his/her housing if that happened.

AHFC response:

AHFC stated that the current preference system was complicated and difficult to communicate to families. AHFC stated that many families don't know they are eligible to ask for preferences or how to qualify. AHFC also stated that families don't understand how it is that they can move up and down the waiting list. They are confused when they are told they are at a certain number and then they call in later and are at a lower number.

AHFC stated that at this time, we are still investigating options available to us. A lottery system would not create a rush of applications as every applicant would get an even chance to be selected for a waiting list.

AHFC clarified that there is no time limit on vouchers at this time. AHFC stated that other Moving to Work agencies have put time limits on their vouchers, but they have excluded elderly and disabled families from the time limit. AHFC has also read plans that include "shallow subsidies". These are subsidies that reduce over time to a low, set amount.

Veronica Ballard, AHFC Resident Advisory Board Member, commented:

Ms. Ballard suggested that each special needs group have its own waiting list. Vouchers would be divided among these groups. Ms. Ballard suggested that then everyone from each group would get some assistance.

AHFC response:

AHFC thanked Ms. Ballard for her suggestion.

Margaret Evans, AHFC Resident Advisory Board Member, commented:

Ms. Evans identified that she was on the line, but had no comments.

AHFC response:

AHFC thanked Ms. Evans for being part of the teleconference.

Nicolas Gueco, AHFC Resident Advisory Board Member, commented:

Mr. Gueco identified that he was on the line, but had no comments.

AHFC response:

AHFC thanked Mr. Gueco for being part of the teleconference.

Patricia Arasmith, AHFC Resident Advisory Board Member, commented:

Ms. Arasmith identified that she was on the line, but had no comments. She did ask when the Senate Finance Committee was meeting so that she could offer her comments to them.

AHFC response:

AHFC thanked Ms. Arasmith for being part of the teleconference and gave her the meeting information.

“Jean”, unknown, commented:

Jean stated that she read the activity for proposed assistance for youth aging out of foster care and wanted to thank AHFC for this proposal. She stated that she came up through the foster care system and feels that it will be of great assistance to these youth.

AHFC response:

AHFC thanked “Jean” for her positive comments.

WRITTEN COMMENTS RECEIVED DURING THE PUBLIC COMMENT PERIOD (2012)

The following is a summary of the written comments received during the public comment period, and AHFC’s responses to each.

Christina Sawyer, Access Alaska, wrote:

Ms. Sawyer is concerned about the proposed regulation changes in the Plan. She states that she serves disabled adults on low, fixed incomes that are not able to work. She is concerned these individuals are at risk and wants AHFC to think about them before making any changes.

AHFC response:

AHFC wrote Ms. Sawyer to ask which specific change would impact her clients so that AHFC could respond. Ms. Sawyer did not respond.

Joe Kilian, AHFC employee, wrote:

Mr. Kilian stated that he agreed with lowering the income limit for the programs. He also mentioned that he would like to see AHFC capture or cap the cash income a family receives. Lastly, he stated that he believes that public housing families that reach a certain income level should have a time limit so that families that need the assistance can have it.

AHFC response:

AHFC is investigating the option of time limits in order to serve families on the waiting list that need assistance.

Families are required to report all income to AHFC, including cash. AHFC does not discount or disregard this income; however, AHFC must be able to verify the income. Families that fail to report income are subject to possible termination from the program.

If anyone has reason to suspect that a family may not be reporting all income sources, AHFC encourages you to make a report to the Asset Supervisor. Although she/he will not be able to confirm the results of her investigation, he/she will investigate all reports.

Dan Austin, St. Vincent de Paul Society, Juneau, AK, wrote:

1. If a family is admitted with employment at 50 or 80 percent, and then a family quits their job, is terminated, laid-off, or seasonally employed, do they keep their assistance?
2. Is there reoccurring household employment verification?

AHFC response:

1. AHFC only applies income limits at the time of admission. Once a family qualifies, the income limits no longer apply.
2. AHFC does not have a “recurring” employment obligation. AHFC verifies a family’s composition and income at an annual certification appointment.

Ginger Piper wrote:

There is no housing for single persons who are disabled and reduced to live in poverty. AHFC needs to address the shortage of housing for this subset of qualifying persons. Like me, they will have to leave the state they call home. I have no solutions and no expectation of ever receiving help. I would respectfully ask that you furnish me a link to your decisions from the upcoming April 4 meeting.

AHFC response:

AHFC will provide a written response to the letter in addition to comment below.

AHFC’s Activity 2013-2 proposing to reduce the income limits for admission are meant to help address Ms. Piper’s concern about the neediest Alaskans receiving housing assistance. AHFC is also concerned about the aging of Alaska’s population and the ability of older Alaskans to find affordable housing.

Peggy Brown, Executive Director, Alaska Network on Domestic Violence and Sexual Assault, Juneau, AK, wrote:

AHFC will provide a written response to the letter in addition to comment below.

1. AHFC is proposing to eliminate its points-based system and replace it with a voucher program for domestic violence victims as well as new income eligibility criteria. The Plan references an activity (2013-2) that includes benchmarks for housing based on a tiered income admission policy for new admissions. It seems that this proposal contradicts AHFC’s earlier assertion that these changes would only apply to new applicants.
2. The Plan states that “families receiving assistance due to domestic violence is substantially disproportionate to their numbers on the waiting list.” AHFC should explain

why elimination of the preference system is based on the substantially disproportionate number of DV preferences on the waitlist.

3. AHFC should add language to the Plan that if no alternative approach can be agreed upon, AHFC will honor retention of the preference system in Bethel, Cordova, and Nome.
4. The Plan states that “in total, approximately 250-300 families are projected to benefit.” AHFC should clarify that this is only possible if the state legislature fully funds AHFC’s capital budget request.
5. The Plan should state the exact amount of \$1,328,400 available to assist families in the proposed set aside. AHFC should make clear the exact amount of administrative fees that will be deducted from state funding.
6. The Plan does not address what happens if the legislature does not appropriate funding or reduces the appropriation in future years after preferences are eliminated. What course of action is AHFC contemplating should this occur? Does AHFC have a contingency plan?
7. The Plan should state whether the entire \$1,000,000 set aside will be available for housing assistance, or if AHFC will be taking administrative fees.

AHFC response:

1. As part of its MTW planning process, AHFC is required to submit metrics to the U.S. Department of Housing & Urban Development (HUD) on how an activity will be measured. The specific policy for implementation of activity 2013-2 is not fully developed with regard to the voucher set-aside. It may, for instance, require an additional MTW waiver if the set aside policies fell outside Section 8 of the 1937 Act.
2. AHFC is amending its preference system for the reasons stated in Section III, Item D of the FY13 MTW Plan. In order to argue for a set-aside of federal Housing Assistance Payments for the exclusive use of displacement due to domestic violence, AHFC must show that the set-aside is proportional to waiting list demographics.
3. AHFC intends to honor all current applicant preferences and income limits for all families already on a waiting list. New policies will go into effect only upon HUD approval of the proposed income limits stated in the plan and will only affect new applicants.

AHFC has already agreed to retain a ‘displacement due to domestic violence’ preference in the referenced communities.

4. The paragraph explains both the requested state funding and AHFC’s set aside funding for families displaced due to domestic violence. AHFC is optimistic that with the support of the Alaska Network, the 250-300 family goal will be met.
5. AHFC is requesting a state general fund appropriation of \$1,328,400 targeted to families displaced due to domestic violence. That sum will serve approximately 150

families at an average HAP expense of \$600 per month; \$158,400 of that sum is the estimated administrative fee to service those vouchers.

6. With regard to state funding, AHFC anticipates that as the set aside program is developed, contingency plans for funding leased families with the state appropriation will also be developed.
7. Administrative fees are decided by congressional appropriations and a HUD pro-ration when the fees fall below full formula funding. The CY12 fees are estimated at 80 percent of the formula. If an offset were to occur, AHFC stands by its goal of serving 250-300 families at the estimated \$600 per month HAP expense used in the calculations.

PUBLIC COMMENT NOTICE FOR AMENDED FY2013 MTW PLAN (EHP)

Copy of public notice placed in the *Anchorage Daily News*, *Fairbanks Daily News-Miner*, and the *Juneau Empire* newspapers on July 15, 2013.

Notice of Public Hearing ALASKA HOUSING FINANCE CORPORATION Public Housing Division

The public is invited to participate in a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) Proposed Empowering Choice Housing Program (EHP). AHFC must provide for a 30 day public comment period and conduct a public hearing on this item. A public hearing will be held:

Thursday, August 9, 2012, 4:00-6:00 p.m.
AHFC Board Room
4300 Boniface Parkway, Anchorage

Persons unable to attend the hearing in person may participate by telephone. Please dial **1-888-363-4734**; the “**access code**” to the hearing is **9237942**. *If participating by phone, please curtail any background noise to avoid interruptions during the hearing.* Written comments will be accepted until **12:00 Noon, August 16, 2012**. Please submit comments to pstantor@ahfc.us or mail to:

Alaska Housing Finance Corporation (AHFC)
ATTN: Pamela Stantorf
PO Box 101020
Anchorage, AK 99510-1020

The Proposed EHP was developed in cooperation with the Alaska Network on Domestic Violence and Sexual Assault and the State of Alaska Council on Domestic Violence and Sexual Assault in response to AHFC’s FY2013 Moving to Work Plan Activity 2013-2 Voucher Set Aside. The EHP is designed to be a referral-based, time-limited (36-month), tenant-based rental assistance program serving persons displaced due to domestic violence or sexual assault.

Both the FY2013 Plan and the EHP Proposal are available on the AHFC website at www.ahfc.us.

- FY2013 Moving to Work Plan - from the “Home” page, click on the “Reference Materials” link, and then click on the “Plans” link.
- EHP Proposal – from the “Home” page, click on the “Notices” link, and then click on the “Public Hearings” or the “Requests for Public Comments” link.
- The public may also obtain a copy of the Plan or EHP Proposal by calling Regina O’Keefe at 907-330-8432 or 1-800-478-2432, outside of Anchorage.

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or services or special modifications to participate in this public meeting should call 907-330-8432 three business days prior to the scheduled meeting date to arrange an accommodation.

Proof of Publication – Anchorage Daily News

**Anchorage Daily News
Affidavit of Publication**

1001 Northway Drive, Anchorage, AK 99508

AD#	DATE	PO	ACCOUNT	PRICE PER DAY	OTHER CHARGES	OTHER CHARGES #2	OTHER CHARGES #3	GRAND TOTAL
126450	07/15/2012	PR 100A0	ALAS1971	\$225.76				
	08/02/2012	PR 100A0	ALAS1971	\$225.76				
				\$451.52	\$0.00	\$0.00	\$0.00	\$451.52

**STATE OF ALASKA
THIRD JUDICIAL DISTRICT**

Joleesa Stepetin, being first duly sworn on oath deposes and says that she is an advertising representative of the Anchorage Daily News, a daily newspaper.

That said newspaper has been approved by the Third Judicial Court, Anchorage, Alaska, and it now and has been published in the English language continually as a daily newspaper in Anchorage, Alaska, and it is now and during all said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a copy of an advertisement as it was published in regular issues (and not in supplemental form) of said newspaper on the above dates and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is not in excess of the rate charged private individuals.

Signed

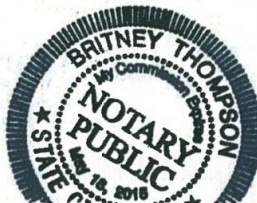
Subscribed and sworn to me before this date:

August 02, 2012

Notary Public in and for the State of Alaska.
Third Division, Anchorage, Alaska

MY COMMISSION EXPIRES:

May 18, 2015
Britney Thompson



Notice of Public Hearing
ALASKA HOUSING FINANCE CORPORATION
Public Housing Division

The public is invited to participate in a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) Proposed Empowering Choice Housing Program (ECHP). AHFC must provide for a 30 day public comment period and conduct a public hearing on this item. A public hearing will be held:

Thursday, August 9, 2012, 4:00-6:00 p.m.
AHFC Board Room
4300 Boniface Parkway, Anchorage

Persons unable to attend the hearing in person may participate by telephone. Please dial 1-888-363-4734; the "access code" to the hearing is 9237942. If participating by phone, please curtail any background noise to avoid interruptions during the hearing. Written comments will be accepted until 12:00 Noon, August 16, 2012. Please submit comments to psiantor@ahfc.us or mail to:

Alaska Housing Finance Corporation (AHFC)
ATTN: Pamela Stantorf
PO Box 101020
Anchorage, AK 99510-1020

The Proposed ECHP was developed in cooperation with the Alaska Network on Domestic Violence and Sexual Assault and the State of Alaska Council on Domestic Violence and Sexual Assault in response to AHFC's FY2013 Moving to Work Plan Activity 2013-2 Voucher Set Aside. The ECHP is designed to be a referral-based, time-limited (36-month), tenant-based rental assistance program serving persons displaced due to domestic violence or sexual assault.

Both the FY2013 Plan and the ECHP Proposal are available on the AHFC website at www.ahfc.us.

- FY2013 Moving to Work Plan - from the "Home" page, click on the "Reference Materials" link, and then click on the "Plans" link.
- ECHP Proposal - from the "Home" page, click on the "Notices" link, and then click on the "Public Hearings" or the "Requests for Public Comments" link.
- The public may also obtain a copy of the Plan or ECHP Proposal by calling Regina O'Keefe at 907-330-8432 or 1-800-478-2432, outside of Anchorage.

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Published: July 15 & August 2, 2012

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'12 AUG 08 AM 10:59:44

UNITED STATES OF AMERICA
STATE OF ALASKA
FOURTH DISTRICT } SS.

437174
Notice of Public
Hearing
ALASKA HOUSING
FINANCE
CORPORATION
Public Housing
Division

The public is invited to participate in a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) Proposed Empowering Choice Housing Program (ECHP). AHFC must provide for a 30 day public comment period and conduct a public hearing on this item. A public hearing will be held:

Thursday, August 9, 2012, 4:00-6:00 p.m.
AHFC Board Room
4300 Boniface

Parkway, Anchorage
Persons unable to attend the hearing in person may participate by telephone. Please dial 1-888-963-4734; the "access code" to the hearing is 9237942. If participating by phone, please curtail any background noise to avoid interruptions during the hearing. Written comments will be accepted until 12:00 Noon, August 16, 2012. Please submit comments to psantor@ahfc.us or mail to:

Alaska Housing
Finance Corporation
(AHFC)
ATTN:

Pamela Santor
PO Box 101020
Anchorage, AK
99510-1020

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Before me, the undersigned, a notary public, this day personally appeared Bonnie Keenan, who, being first duly sworn, according to law, says that he/she is an Advertising Clerk of the Fairbanks Daily News-Miner, a newspaper (i) published in newspaper format, (ii) distributed daily more than 50 weeks per year, (iii) with a total circulation of more than 500 and more than 10% of the population of the Fourth Judicial District, (iv) holding a second class mailing permit from the United States Postal Service, (v) not published primarily to distribute advertising, and (vi) not intended for a particular professional or occupational group. The advertisement which is attached is a true copy of the advertisement published in said paper on the following day(s):

July 15, 2012
Aug 2, 2012

and that the rate charged thereon is not excess of the rate charged private individuals, with the usual discounts.

Bonnie Keenan

Subscribed and sworn to before me on this 3 day of Aug., 2012

[Signature]
Notary Public in and for the State of Alaska.

My commission expires 10/25/2015

Affidavit of Publication

United States of America
State of Alaska
First Division

Ad #: 148302

Legal #: 700-015

Notice of Public Hearing
ALASKA HOUSING FINANCE CORPORATION
Public Housing Division

The public is invited to participate in a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) Proposed Empowering Choice Housing Program (ECHP). AHFC must provide for a 30 day public comment period and conduct a public hearing on this item. A public hearing will be held: Thursday, August 9, 2012, 4:00-6:00 p.m. AHFC Board Room 4300 Boniface Parkway, Anchorage

Persons unable to attend the hearing in person may participate by telephone. Please dial 1-888-363-4734; the "access code" to the hearing is 9237942. If participating by phone, please curtail any background noise to avoid interruptions during the hearing. Written comments will be accepted until 12:00 Noon, August 16, 2012. Please submit comments to petantor@ahfc.us or mail to: Alaska Housing Finance Corporation (AHFC) ATTN: Pamela Stantorf PO Box 101020 Anchorage, AK 99510-1020

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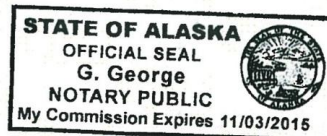
AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or services or special modifications to participate in this public meeting should call 907-330-8432 three business days prior to the scheduled meeting date to arrange an accommodation.

Published August 2, 2012 #148302 700-015

I, Karena Perry, being first duly sworn, oath, depose, and say that I am the Principle Clerk of the JUNEAU EMPIRE, a newspaper of general circulation, published in the city of Juneau, State of Alaska; that the publication was published in said newspaper and on www.juneauempire.com, the online edition, on the 2nd day of August 2012.

Karena Perry
.....
Subscribed and sworn to before me this 2nd day of August 2012.

G. George
.....
Notary Public in and for the State of Alaska.



PUBLIC COMMENT NOTICE FOR AMENDED FY2013 MTW PLAN (RHF)

Copy of public notice placed in the *Anchorage Daily News* newspaper on July 27, 2013.

Notice of Public Hearing
ALASKA HOUSING FINANCE CORPORATION
Public Housing Division

The public is invited to participate in a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) amendment to the FY2013 Moving to Work Agreement with regard to the obligation of Replacement Housing Factor (RHF) funds. **Please note: this fourth amendment to the MTW Agreement does not alter any policies governing tenants or participants receiving AHFC housing assistance.** AHFC must provide for a 30 day public comment period and conduct a public hearing on this item. A public hearing will be held:

Thursday, August 9, 2012, 4:00-6:00 p.m.
AHFC Board Room
4300 Boniface Parkway, Anchorage

Persons unable to attend the hearing in person may participate by telephone. Please dial **1-888-363-4734**; the “**access code**” to the hearing is **9237942**. *If participating by phone, please curtail any background noise to avoid interruptions during the hearing.* Written comments will be accepted until **12:00 Noon, August 27, 2012**. Please submit comments to pstantor@ahfc.us or mail to:

Alaska Housing Finance Corporation (AHFC)
ATTN: Pamela Stantor
PO Box 101020
Anchorage, AK 99510-1020

Effective June 24, 2008, the Alaska Housing Finance Corporation (AHFC) and the U.S. Department of Housing & Urban Development (HUD) entered into a ten-year Moving to Work Agreement (MTW). Since then, HUD has made available to MTW agencies an opportunity to amend the agreement with regard to the obligation of Replacement Housing Factor (RHF) funds. Housing authorities receive RHF funds for development of new housing due to prior demolition or disposition of public housing; RHF is a component of the federal Capital Fund Program.

The amendment will enable AHFC to move RHF funds into the block grant authority AHFC already possess for its Capital Fund Program funds. Staff will recommend adoption of the amendment at the August 29, 2012 Board of Directors meeting.

Both the FY2013 Plan and the RHF Amendment “Fourth Amendment to the Moving to Work Agreement” are available on the AHFC website at www.ahfc.us.

- FY2013 Moving to Work Plan - from the “Home” page, click on the “Reference Materials” link, and then click on the “Plans” link.
- RHF Amendment – from the “Home” page, click on the “Notices” link, and then click on the “Public Hearings” or the “Requests for Public Comments” link.
- The public may also obtain a copy of the Plan or RHF Amendment by calling Regina O’Keefe at 907-330-8432 or 1-800-478-2432, outside of Anchorage.

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Proof of Publication – Anchorage Daily News

**Anchorage Daily News
Affidavit of Publication**

1001 Northway Drive, Anchorage, AK 99508

AD#	DATE	PO	ACCOUNT	PRICE PER DAY	OTHER CHARGES	OTHER CHARGES #2	OTHER CHARGES #3	GRAND TOTAL
131333	07/27/2012	PR 100A0	ALAS1971	\$275.56				
	08/02/2012	PR 100A0	ALAS1971	\$275.56				
				\$551.12	\$0.00	\$0.00	\$0.00	\$551.12

**STATE OF ALASKA
THIRD JUDICIAL DISTRICT**

Joleesa Stepetin, being first duly sworn on oath deposes and says that she is an advertising representative of the Anchorage Daily News, a daily newspaper.

That said newspaper has been approved by the Third Judicial Court, Anchorage, Alaska, and it now and has been published in the English language continually as a daily newspaper in Anchorage, Alaska, and it is now and during all said time was

printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a copy of an advertisement as it was published in regular issues (and not in supplemental form) of said newspaper on the above dates and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is not in excess of the rate charged private individuals.

Signed

Joleesa Stepetin

Subscribed and sworn to me before this date:

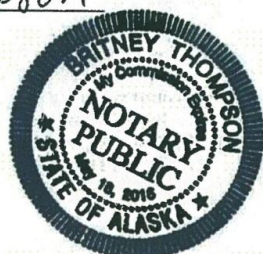
August 02, 2012

Notary Public in and for the State of Alaska.
Third Division. Anchorage, Alaska

MY COMMISSION EXPIRES:

May 18, 2015

Britney Thompson



Notice of Public Hearing and Public Comment Period
ALASKA HOUSING FINANCE CORPORATION
Public Housing Division

The public is invited to participate in a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) amendment to the FY2013 Moving to Work Agreement with regard to the obligation of Replacement Housing Factor (RHF) funds. **Please note: this fourth amendment to the MTW Agreement does not alter any policies governing tenants or participants receiving AHFC housing assistance.** AHFC must provide for a 30 day public comment period and conduct a public hearing on this item. A public hearing will be held:

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AHFC Board Room
4300 Boniface Parkway, Anchorage

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Alaska Housing Finance Corporation (AHFC)
ATTN: Pamela Stantor
PO Box 101020
Anchorage, AK 99510-1020

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- RHF Amendment - from the "Home" page, click on the "Notices" link, and then click on the "Public Hearings" or the "Requests for Public Comments" link.
- The public may also obtain a copy of the Plan or RHF Amendment by calling Regina O'Keefe at 907-330-8432 or 1-800-478-2432, outside of Anchorage.

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or services or special modifications to participate in this public meeting should call 907-330-8432 three business days prior to the scheduled meeting date to arrange for accommodation.

Published: July 27 & August 2, 2012

12 AUG 07 AM 10:16:26

PUBLIC COMMENT NOTICE FOR AMENDED FY2013 MTW PLAN

Copy of public notice placed in the *Anchorage Daily News*, *Fairbanks Daily News-Miner*, and the *Juneau Empire* newspapers on January 23, 2013.

Public Comment and Hearing Notice

Alaska Housing Finance Corporation

Moving to Work Plan

The public is invited to participate in a public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) Moving to Work (MTW) Plan. AHFC has two separate items for comment:

- An amendment to the FY2013 Moving to Work Plan that proposes AHFC set Housing Choice Voucher Program local payment standards that are not tied to the Fair Market Rent figures published by the U.S. Department of Housing & Urban Development.
- The FY2014 Moving to Work Plan that proposes AHFC's Reasonable Rent and Family Self-Sufficiency Activity. This is a required activity for every MTW agency.

The two Plans are available on the AHFC website at www.ahfc.us. From the "Home" page, click on the "For Pros" link, and then click on the "Notices" link (at the top). On the left side, the plan is available under the "Public Hearings" or "Requests for Comments" links. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

AHFC provides for a 30 day public comment period and welcomes community input. Written comments will be accepted until **12:00 Noon, February 22, 2013**. Please submit comments to pstantor@ahfc.us or mail to:

Alaska Housing Finance Corporation (AHFC)
ATTN: Pamela Stantorf
PO Box 101020
Anchorage, AK 99510-1020

AHFC has scheduled a public hearing to accept public comments on both Plans. Individuals unable to attend the hearing in person may participate by telephone. Please dial **888-363-4734**; the "**access code**" to the hearing is **9237942**. The hearing is scheduled for:

Wednesday, February 13, 2013, 4:00-6:00 p.m.

AHFC Board Room
4300 Boniface Parkway, Anchorage

Section 230 of the Consolidated Appropriations Act of 2008 designates AHFC as an MTW site. The MTW designation allows AHFC to waive parts of the 1937 Housing Act and regulations to address local needs. Any requested waivers are detailed in the annual Plan. The Plan also outlines general information about resources and operations of the Public Housing Division of AHFC.

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Copy of public notice placed in the *Anchorage Daily News*, Fairbanks *Daily News-Miner*, and the Juneau *Empire* newspapers on January 25, 2013.

Public Comment and Hearing Notice

Alaska Housing Finance Corporation

Moving to Work Plan

The public is invited to participate in a public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) Moving to Work (MTW) Plan. AHFC previously notified the public about an amendment to the FY2013 Moving to Work Plan and has added an additional item.

- A second amendment to the FY2013 Moving to Work Plan that allows AHFC to remove the U.S. Department of Housing & Urban Development declaration of trust on the building that formerly housed its Anchorage Family Investment Center.

The Plans are available on the AHFC website at www.ahfc.us. From the "Home" page, click on the "For Pros" link, and then click on the "Notices" link (at the top). On the left side, the plan is available under the "Public Hearings" or "Requests for Comments" links. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

AHFC provides for a 30 day public comment period and welcomes community input. Written comments will be accepted until **12:00 Noon, February 25, 2013**. Please submit comments to pstantor@ahfc.us or mail to:

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Proof of Publication – Anchorage Daily News

ALAS1971
#185941
\$245.68

AFFIDAVIT OF PUBLICATION

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

Joleesa Stepetin
being first duly sworn on oath
deposes and says that he/she is
a representative of the
Anchorage Daily News, a
daily newspaper. That said
newspaper has been approved
by the Third Judicial Court,
Anchorage, Alaska, and it now
and has been published in the
English language continually as a
daily newspaper in Anchorage,
Alaska, and it is now and during
all said time was printed in an
office maintained at the aforesaid
place of publication of said
newspaper. That the annexed is
a copy of an advertisement as it
was published in regular issues
(and not in supplemental form)
of said newspaper on.

January 23, 2013

and that such newspaper was
regularly distributed to its
subscribers during all of said
period. That the full amount of
the fee charged for the foregoing
publication is not in excess of
the rate charged private individuals.

Signed

Subscribed and sworn to before

me this 13 day of Feb

2013
Britney Thompson

Notary Public in and for
The State of Alaska.
Third Division
Anchorage, Alaska
MY COMMISSION EXPIRES

05/18/15

Public Comment and Hearing Notice
Alaska Housing Finance Corporation
Moving to Work Plan

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PO Box 101020
Anchorage, AK 99510-1020

AHFC has scheduled a public hearing to accept public comments on both Plans. Individuals unable to attend the hearing in person may participate by telephone. Please dial 888-368-4784; the "access code" to the hearing is 8237942. The hearing is scheduled for:

Wednesday, February 13, 2013, 4:00-6:00p.m.
AHFC Board Room
4300 Boniface Parkway, Anchorage

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Published: January 23 & February 6, 2013



13 FEB 21 AM 10:39:13

Ad 3807

AFFIDAVIT OF PUBLICATION

UNITED STATES OF AMERICA

STATE OF ALASKA
FOURTH DISTRICT

SS.

3807
Public Comment
and Hearing
Notice
Alaska Housing
Finance
Corporation
Moving to Work
Plan

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Publish: 1/23/13

Before me, the undersigned, a notary public, this day personally appeared Bonnie Keenan, who, being first duly sworn, according to law, says that he/she is an Advertising Clerk of the Fairbanks Daily News-Miner, a newspaper (i) published in newspaper format, (ii) distributed daily more than 50 weeks per year, (iii) with a total circulation of more than 500 and more than 10% of the population of the Fourth Judicial District, (iv) holding a second class mailing permit from the United States Postal Service, (v) not published primarily to distribute advertising, and (vi) not intended for a particular professional or occupational group. The advertisement which is attached is a true copy of the advertisement published in said paper on the following day(s):

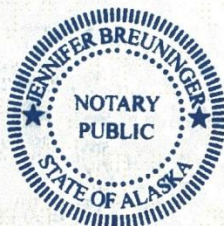
JAN 23, 2013

PR100B012313

and that the rate charged thereon is not excess of the rate charged private individuals, with the usual discounts.

Bonnie Keenan

Subscribed and sworn to before me on this 7 day of Feb, 2013



Jennifer Breuninger
Notary Public in and for the State of Alaska.

My commission expires 4/16/16

PUBLIC COMMENTS FROM THE FEBRUARY 13, 2013 PUBLIC HEARING

A transcript of the entire proceeding is on record at the AHFC Public Housing Division headquarters.

Catherine Stone, Public Housing Division Director, opened the meeting outlining its purpose, giving general information about the plan contents, and offering a brief overview of proposed plan activities as posted on the AHFC web site on January 25, 2013.

No comments from the public were received on AHFC's two proposed amendments to the Plan.

WRITTEN COMMENTS RECEIVED DURING THE PUBLIC COMMENT PERIOD (2013)

AHFC did not receive any written comments during the public comment period for the proposed amendments to the FY2013 plan.

ATTACHMENT E - APPENDIX

1. Replacement Housing Factor Fund Plan
2. Capital Fund Program Annual Statement (AK06P001501-12, FFY 2012) Part I and Part II
3. Capital Fund Program Five Year Action Plan, Part I and Part II
4. Replacement Housing Factor 1 Annual Statement (AK06R001501-12, FFY 2012) Part I and Part II
5. Replacement Housing Factor 2 Annual Statement (AK06R001502-12, FFY 2012) Part I and Part II

REPLACEMENT HOUSING FACTOR (RHF) PLAN

A. FIRST INCREMENT FUNDING

Alaska Housing Finance Corporation (AHFC) has received first increment Replacement Housing Factor (RHF) funds from HUD's Federal Fiscal Year (FFY) 2006 appropriation and expects to continue to receive RHF funding. AHFC intends to combine the RHF funds received into the MTW Block Grant, be eligible for the second increment of RHF Funds, and utilize these RHF funds pursuant to one of three options of AHFC's Amended MTW Agreement. AHFC needs to accumulate the RHF grants in order to have sufficient funds to develop new affordable housing units. The subject grants are:

FFY Grant Year	Grant Number	Amount
2006	AK06R001501-06	\$ 176,769
2007	AK06R001501-07	\$ 155,875
2008	AK06R001501-08	\$ 53,245
2009	AK06R001501-09	\$ 42,130
2010	AK06R001501-10	\$ 82,805
Total		\$ 510,824

This funding will be used to fill gaps in financing as needed to develop affordable housing units at the following scattered that are currently owned by AHFC and located in Anchorage, Alaska. AHFC will ensure that the requisite number of affordable housing units required under the "Proportionality Test" will be developed. AHFC plans to commit RHF funds to develop up to 16 affordable housing rental units at development sites listed below:

Central Terrace

It is AHFC's understanding from the information posted on the HUD Capital Fund webpage that the obligation end date for these funds will be October 29, 2012 and the disbursement end date will be October 29, 2014. AHFC will develop new units in accordance with the requirements found in AHFC's MTW Agreement.

AHFC confirms that its Amended FY2012 MTW Annual Plan was submitted to HUD on November 23, 2011. AHFC is in compliance with the obligation and expenditure deadlines on all of its Capital Fund Grants and is current on its LOCCS reporting.

B. SECOND INCREMENT FUNDING

AHFC has received second increment Replacement Housing Factor (RHF) funds. AHFC intends to combine the RHF funds received into the MTW Block Grant and utilize these RHF funds pursuant to one of three options of AHFC's Amended MTW Agreement. AHFC needs to accumulate the RHF grants in order to have sufficient funds to develop new affordable housing units. The subject grants are:

FFY Grant Year	Grant Number	Amount
2006	AK06R001502-06	\$ 3,719
2007	AK06R001502-07	\$ 4,319
2008		\$ 0.00
2009	AK06R001502-09	\$ 53,111
2010	AK06R001502-10	\$ 89,738
Total		\$ 150,887

This funding will be used to fill gaps in financing as needed to develop affordable housing units at the following scattered sites that are currently owned by AHFC and located in Anchorage, Alaska. AHFC will ensure that the requisite number of affordable housing units required under the “Proportionality Test” will be developed. AHFC plans to commit RHF funds to develop up to 16 affordable housing rental units at development sites that are listed below:

Anchorage Area AMP 271 and 274 (Central Terrace, Fairmount, and New Willows)

It is AHFC’s understanding from the information posted on the HUD Capital Fund webpage that the obligation end date for these funds will be October 29, 2012 and the disbursement end date will be October 29, 2014. AHFC will develop new units in accordance with the requirements found in AHFC’s MTW Agreement.

AHFC confirms that its Amended FY 2012 MTW Annual Plan was submitted to HUD on November 23, 2011. AHFC is in compliance with the obligation and expenditure deadlines on all of its Capital Fund Grants and is current on its LOCCS reporting.

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK06P001501-12 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: 2012 FFY of Grant Approval: 2012
--	--	--	---

Type of Grant

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$1,980,102.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,980,102.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-12 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide Operations	OPERATIONS Operations	1406	HA Wide	\$182,500.00	\$0.00	\$0.00	\$0.00	
	TOTAL OPERATIONS	Total 1406		\$182,500.00	\$0.00	\$0.00	\$0.00	
HA Wide Mgmt.	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL MANAGEMENT IMPROVEMENTS	Total 1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA Wide Admin.	ADMINISTRATIVE COSTS Management Fees	1410.01		\$198,010.00	\$0.00	\$0.00	\$0.00	
	TOTAL ADMINISTRATIVE COSTS	Total 1410		\$198,010.00	\$0.00	\$0.00	\$0.00	
AK001000 - 247/271/274/275/277 257/265	FEES & COSTS A&E fees for Anchorage, Fairbanks, Juneau, Bethel, Kodiak	1430.01		\$225,992.00	\$0.00	\$0.00	\$0.00	
HA Wide	Sundry planning	1430.02 1430.19		\$0.00 \$10,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	TOTAL FEES & COSTS	Total 1430		\$235,992.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-12 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide HA Wide	PHYSICAL IMPROVEMENTS							
	Extraordinary Maintenance	1450		\$50,000.00	\$0.00	\$0.00	\$0.00	
	Extraordinary Maintenance	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL HA-WIDE Extraordinary Maintenance			\$100,000.00	\$0.00	\$0.00	\$0.00	
Anchorage Central AK001000247 Anchorage	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$76,000.00 \$19,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Anchorage South AK001000271 Anchorage	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$140,000.00 \$35,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Anchorage East AK001000274 Anchorage	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$180,000.00 \$45,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Bethel Heights AK001000257 Bethel	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$60,000.00 \$15,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000263 Valdez	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$9,500.00 \$9,200.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Eyak Manor AK001000216 Cordova	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$26,000.00 \$14,400.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000275 Fairbanks	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$60,000.00 \$15,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000265 Kodiak	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$28,000.00 \$24,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000277 Juneau	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$60,000.00 \$15,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	

Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-12 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Beringvue AK001000260 Nome	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$72,000.00 \$18,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000279 Ketchikan	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$29,200.00 \$7,300.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000280 Sitka	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$32,000.00 \$8,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Williwa Manor I & II AK001000244 Wasilla	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$24,000.00 \$6,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Etolin Heights AK001000213 Wrangell	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$14,000.00 \$3,500.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
TOTAL PHYSICAL IMPROVEMENTS				\$1,045,100.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-12 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	NONDWELLING EQUIPMENT							
	1. Vehicles to improve PHD maintenance operations	1475		\$30,000.00	\$0.00	\$0.00	\$0.00	
	2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	1475		\$10,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL NONDWELLING EQUIPMENT	Total 1475		\$40,000.00	\$0.00	\$0.00	\$0.00	
HA Wide	RELOCATION COSTS							
	1. Relocation costs	1495.1		\$17,500.00	\$0.00	\$0.00	\$0.00	
	2. Property managers' salary for relocation work	1495.5		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL RELOCATION COSTS	Total 1495		\$23,500.00	\$0.00	\$0.00	\$0.00	
	Contingency	1502		\$155,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL CONTINGENCY	Total 1502		\$155,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL FFY 2012 COSTS			\$1,980,102.00	\$0.00	\$0.00	\$0.00	

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/30/2011

Part I: Summary						
PHA Name/Number ALASKA HOUSING FINANCE CORPORATION			Locality (City/County & State) ALASKA		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No: _____
A.	Development Number and Name FFY	Work Statement for Year 1 2012	Work Statement for Year 2 FFY Grant: 2013 PHA FY: 2014	Work Statement for Year 3 FFY Grant: 2014 PHA FY: 2015	Work Statement for Year 4 FFY Grant: 2015 PHA FY: 2016	Work Statement for Year 5 FFY Grant: 2016 PHA FY: 2017
		Annual Statement				
	AK001000247 ANCH CENTRAL					
	AK001000271 ANCH SOUTH		\$87,720	\$137,500	\$150,000	\$252,500
	AK001000274 ANCH EAST		\$150,000	\$150,000	\$150,000	\$256,875
	AK001000275 FAIRBANKS		\$137,500			
	AK001000277 JUNEAU				\$210,000	
	AK001000257 BETHEL		\$134,375			
	AK001000216 CORDOVA					
	AK001000279 KETCHIKAN					
	AK001000265 KODIAK					
	AK001000260 NOME			\$225,000		
	AK001000280 SITKA					
	AK001000263 VALDEZ					
	AK001000244 WASILLA					
	AK001000213 WRANGELL					

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number ALASKA HOUSING FINANCE CORPORATION			Locality (City/County & State) ALASKA		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No: _____
A.	Development Number and Name FFY	Year 1 2012	Work Statement for Year 2 FFY Grant: 2013 PHA FY: 2014	Work Statement for Year 3 FFY Grant: 2014 PHA FY: 2015	Work Statement for Year 4 FFY Grant: 2015 PHA FY: 2016	Work Statement for Year 5 FFY Grant: 2016 PHA FY: 2017
	Annual Statement					
	HA-Wide Physical Activities		\$200,000	\$200,000	\$200,000	\$200,000
B.	Physical Improvements Subtotal		\$709,595	\$712,500	\$710,000	\$709,375
C.	Management Improvements		\$0	\$0	\$0	\$0
D.	PHA-Wide Non-dwelling Structures and Equipment		\$40,000	\$40,000	\$40,000	\$40,000
E.	Administration		\$198,010	\$198,010	\$198,010	\$198,010
F.	Other		\$249,997	\$247,092	\$249,592	\$250,217
G.	Operations		\$182,500	\$182,500	\$182,500	\$182,500
H.	Demolition		\$0	\$0	\$0	\$0
I.	Development (RHF Funds)		\$235,016	\$235,016	\$235,016	\$235,016
J.	Capital Fund Financing -- Debt Service		\$600,000	\$600,000	\$600,000	\$600,000
K.	Total CFP Funds		\$2,215,118	\$2,215,118	\$2,215,118	\$2,215,118
L.	Total Non-CFP Funds		\$0	\$0	\$0	\$0
M.	Grand Total		\$2,215,118	\$2,215,118	\$2,215,118	\$2,215,118

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/30/2011

Activities for Year 1 2012	Activities for Year 2 FFY Grant: 2013 PHA FY: 2014			Activities for Year 3 FFY Grant: 2014 PHA FY: 2015		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AK001000271	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 271:	 \$70,175 \$17,545 <hr/> \$87,720	AK001000260, Beringvue	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total Beringvue:	 \$180,000 \$45,000 <hr/> \$225,000
	AK001000274	CFP Financing - Debt Service Total : AMP 274 (San Roberto)	 \$600,000 <hr/> \$600,000	AK001000274 San Roberto Redevelopment	CFP Financing - Debt Service Total : AMP 274 (San Roberto)	 \$600,000 <hr/> \$600,000
	AK001000275 Birch Park I & II	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total Birch Park I & II:	 \$110,000 \$27,500 <hr/> \$137,500	AK001000271	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 271:	 \$110,000 \$27,500 <hr/> \$137,500
	AK001000257 Bethel Heights	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total Bethel Heights:	 \$107,500 \$26,875 <hr/> \$134,375	AK001000274	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 274:	 \$120,000 \$30,000 <hr/> \$150,000
	AK001000274	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 274:	 \$120,000 \$30,000 <hr/> \$150,000			

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/30/2011

Activities for Year 1 2012	Activities for Year 4 FFY Grant: 2015 PHA FY: 2016			Activities for Year 5 FFY Grant: 2016 PHA FY: 2017		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AK001000277, Cedar Park/ Cedar Park Annex	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total Cedar Park Annex:	 \$98,000 \$24,500 \$122,500	AK001000271	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 271:	 \$202,000 \$50,500 \$252,500
	AK001000277, Riverbend	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total Riverbend	 \$70,000 \$17,500 \$87,500	AK001000274 San Roberto Redevelopment	CFP Financing - Debt Service Total : AMP 274 (San Roberto)	 \$600,000 \$600,000
	AK001000271	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 271:	 \$120,000 \$30,000 \$150,000	AK001000274	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 274:	 \$205,500 \$51,375 \$256,875
	AK001000274 San Roberto Redevelopment	CFP Financing - Debt Service Total : AMP 274 (San Roberto)	 \$600,000 \$600,000			
	AK001000274	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements Total AMP 274:	 \$120,000 \$30,000 \$150,000			

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/30/2011

Activities for Year 1 2012	Activities for Year 2 FFY Grant: 2013 PHA FY: 2014			Activities for Year 3 FFY Grant: 2014 PHA FY: 2015		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Extraordinary Maintenance - 1450	\$50,000	HA - WIDE	Extraordinary Maintenance - 1450	\$50,000
		Extraordinary Maintenance - 1460	\$50,000		Extraordinary Maintenance - 1460	\$50,000
		Total Extraordinary Maintenance:	\$100,000		Total Extraordinary Maintenance:	\$100,000
	HA - WIDE	Code compliance issues - 1450	\$50,000	HA - WIDE	Code compliance issues - 1450	\$50,000
		Code compliance issues - 1460	\$50,000		Code compliance issues - 1460	\$50,000
		Total Code Compliance:	\$100,000		Total Code Compliance:	\$100,000
	HA - WIDE	Nondwelling Equipment:		HA - WIDE	Nondwelling Equipment:	
		1. Vehicles to improve public housing maintenance operations	\$30,000		1. Vehicles to improve public housing maintenance operations	\$30,000
		2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$10,000		2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$10,000
		Total NDE:	\$40,000		Total NDE:	\$40,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/30/2011

Activities for Year 1 2012	Activities for Year 4 FFY Grant: 2015 PHA FY: 2016			Activities for Year 5 FFY Grant: 2016 PHA FY: 2017		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Extraordinary Maintenance - 1450	\$50,000	HA - WIDE	Extraordinary Maintenance - 1450	\$50,000
		Extraordinary Maintenance - 1460	\$50,000		Extraordinary Maintenance - 1460	\$50,000
		Total Extraordinary Maintenance:	\$100,000		Total Extraordinary Maintenance:	\$100,000
	HA - WIDE	Code compliance issues - 1450	\$50,000	HA - WIDE	Code compliance issues - 1450	\$50,000
		Code compliance issues - 1460	\$50,000		Code compliance issues - 1460	\$50,000
		Total Code Compliance:	\$100,000		Total Code Compliance:	\$100,000
	HA - WIDE	Nondwelling Equipment:		HA - WIDE	Nondwelling Equipment:	
		1. Vehicles to improve public housing maintenance operations	\$30,000		1. Vehicles to improve public housing maintenance operations	\$30,000
		2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$10,000		2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$10,000
		Total NDE:	\$40,000		Total NDE:	\$40,000

Part I: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____		Replacement Housing Factor Grant No: AK06R001501-12	
				FFY of Grant: 2012	FFY of Grant Approval: 2012
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$109,182.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$109,182.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:		
		CFFP (Yes/No): No AK06R001501-12				2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AK001000271/274 Anchorage	PHYSICAL IMPROVEMENTS Demolition/replacement of units	1499		\$109,182.00				
	TOTAL 1499	Total 1499		\$109,182.00				
	TOTAL FFY 2012 COSTS			\$109,182.00	\$0.00	\$0.00	\$0.00	

FY2013 AHFC

Part I: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____		Replacement Housing Factor Grant No: AK06R001502-12	
				FFY of Grant: 2012	FFY of Grant Approval: 2012
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$125,834.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$125,834.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date	Signature of Public Housing Director		Date

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:		
		CFFP (Yes/No): No AK06R001502-12				2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AK001000271/274 Anchorage	PHYSICAL IMPROVEMENTS Demolition/replacement of units	1499		\$125,834.00				
	TOTAL 1499	Total 1499		\$125,834.00				
	TOTAL FFY 2012 COSTS			\$125,834.00	\$0.00	\$0.00	\$0.00	

FY2013 AHFC

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